

300 HOMES

by

RICHARD B. POLLMAN
DESIGNER

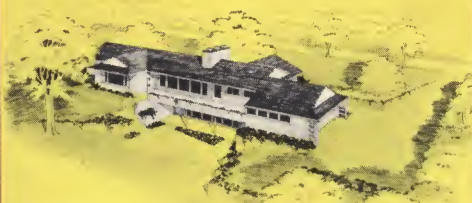
Convenient Living

BOOK NO. 16
HOME PLANNERS, INC.

BLUEPRINTS FOR BUILDING
AVAILABLE AT LOW COST

PALMQUIST & WRIGHT

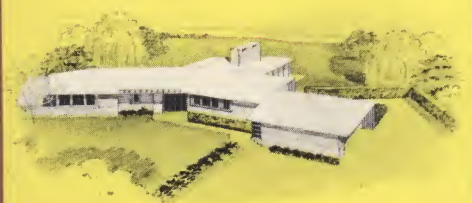
ARCHITECTS A.I.A.



HILLSIDE-



SPLIT-LEVEL



DE LUXE



LOW COST



TRADITIONAL



CONTEMPORARY



RANCH



1 1/2 STORY



2 STORY



1 STORY



FRAME



BRICK



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\$1.25 IN CANADA

SELECTION OF 300 PROVEN POPULAR DESIGNS

10th Anniversary Issue

THE STORY OF

Convenient Living

— ITS HERITAGE . . .

WHAT IT MEANS TO YOU!

The term CONVENIENT LIVING was born ten years ago, at the time Home Planners, Inc. was organized. It was not intended to be just another trade mark. Instead, CONVENIENT LIVING is a goal that must be achieved in performing either of Home Planners, Inc. two major phases of activity: namely that of publishing home plan books, or that of performing as design and marketing consultants to manufacturers of building products and home equipment.

HOME PLANS AND BOOKS

The Publishing Division of Home Planners, Inc. has been acclaimed far and wide for the great amount of CONVENIENT LIVING designed into the homes presented in its home plan books.

Over two million plan books have been published by Home Planners Inc. in the last decade. Homes built from plans appearing in these books can be found in every one of our forty-eight states, plus in many parts of the world.

In addition to publishing regular plan books, Home Planners has created specialized plan books with home designs and editorial material keyed to the particular needs of specific building product manufacturers and of trade associations. Home Planners has supplied many home designs used in manufacturers' promotional literature and advertising to show practical applications of various products.

The publishing phase of Home Planners' activities has brought CONVENIENT LIVING to isolated areas or to smaller communities where professional architectural service is not available. These plan books and building blueprints have been a big help to people living in larger metropolitan areas, too. Giving each customer an opportunity to study a set of detailed building plans of an appealing home prior to seeing an architect for its revision

or for its adaptation to a site, has saved the owners and architects much time and expense.

Home Planners has sold over 300,000 sets of building blueprints since it started in business in 1946, or one set of plans for every home built in this country for the last ten years. Sales in this tenth anniversary year have been the highest in the company's history; and according to all information known to us, Home Planners sells more building plans than any other firm of its type in the world. Our thanks for this vote of confidence go to you, the discerning and awakened home buying public.

Another vote of confidence has come from the editors and publishers of America's great national trade and consumer magazines dealing with homes, many of whom featured CONVENIENT LIVING homes repeatedly. We are indebted to many newspapers for their fine cooperation, also.

Such exposure to hundreds of millions of readers produces many thousands of inquiries and personal contacts each year to provide Home Planners' personnel with a keen insight to the real needs of the home buying public in the way of home design, home equipment and building products. This has been a great help in conducting the second major phase of Home Planners' activity described below.

NEW PRODUCT SERVICES

The New Product Services Division of Home Planners also has as its major objective the creation of more convenience for your every-day living. This division operates as new product consultants to manufacturers in the evaluation, design and marketing of building products and equipment for the home.

The manufacturers' sales volume of building products and components that have been designed and engineered, or for which evaluation and marketing studies have been made in the new product phase of Home Planners, Inc. run into the millions of dollars. Several other major items are now in various stages of study and development, such as; weather-tight modular glass sliding walls, compact plumbing and heating utility cores, lower cost summer air conditioning, space saving hot water heaters, condensation-free metal windows, concealed hinges and a complete line of structural components for prefabricated homes.

It is our hope that many of these products and others to come, will have a profound effect on your future CONVENIENT LIVING. *Albert P. Wittman, President*

Is this you? . . . without convenient living!



300 HOMES

DESIGNS FOR

Convenient Living

BOOK NO. 16

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FOREWORD

This is the sixteenth CONVENIENT LIVING book published by Home Planners, Inc. Those of us in Home Planners, believe that an America well housed, is a happy, prosperous, and confident America. The efforts of all of us are dedicated to making our product, The Convenient Living

Home, the best example of present day residential architecture. The goal of Home Planners, Inc., has been to bring to the American people a collection of designs which will satisfy the living requirements and building budget of everyone. We believe this book of 300 designs will have universal appeal. If you are not acquainted with the creative work of Richard B.

Pollman and the architectural talents of Irving E. Palmquist and Clifford N. Wright, you are in for a treat. On the other hand, if you have seen previous publications, featuring the work of this nationally famous group, you will find this 136-page book of selected designs equally absorbing.

It is our sincere hope that the desire of every reader for a new home is readily fulfilled.

We will feel gratified, indeed, if we will have had a hand in it.

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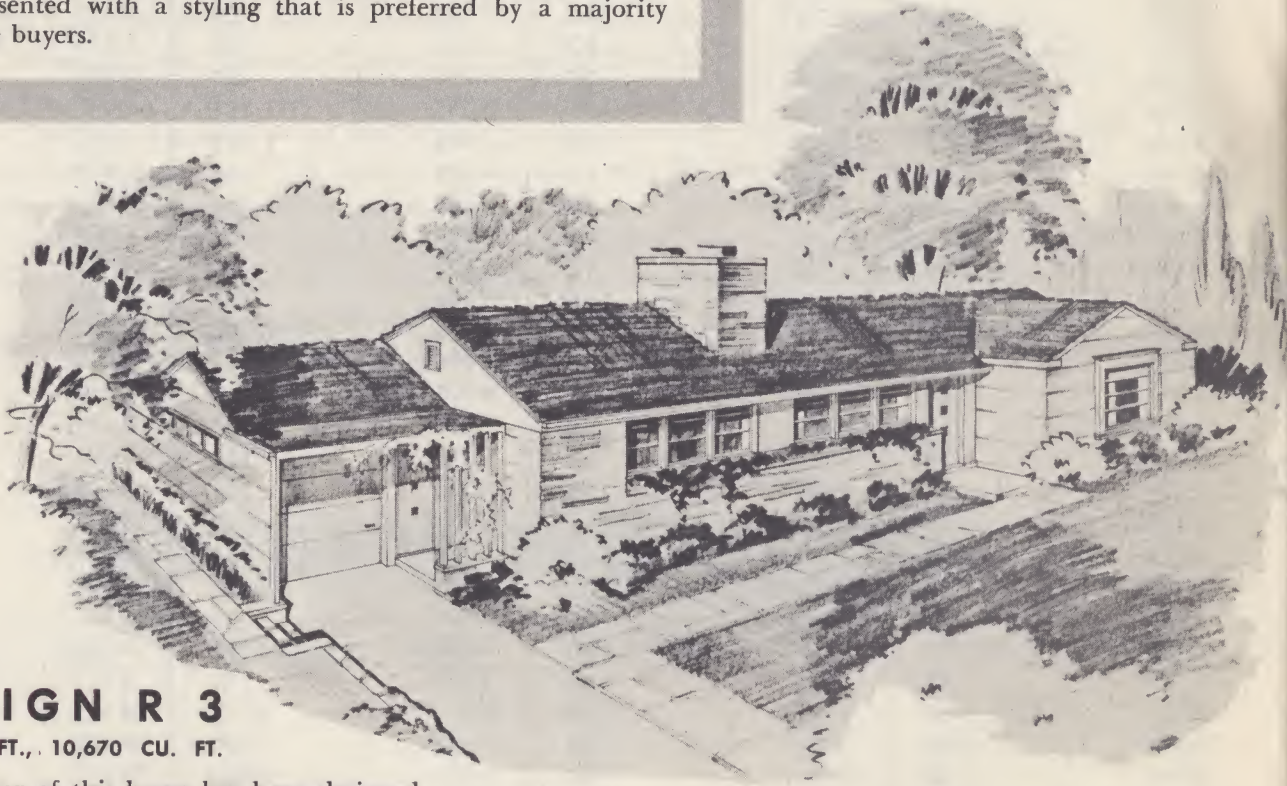
BLUEPRINTS

How to order

SEE Pages 64-65

ECONOMY—BUDGET 1 STORY HOMES SECTION

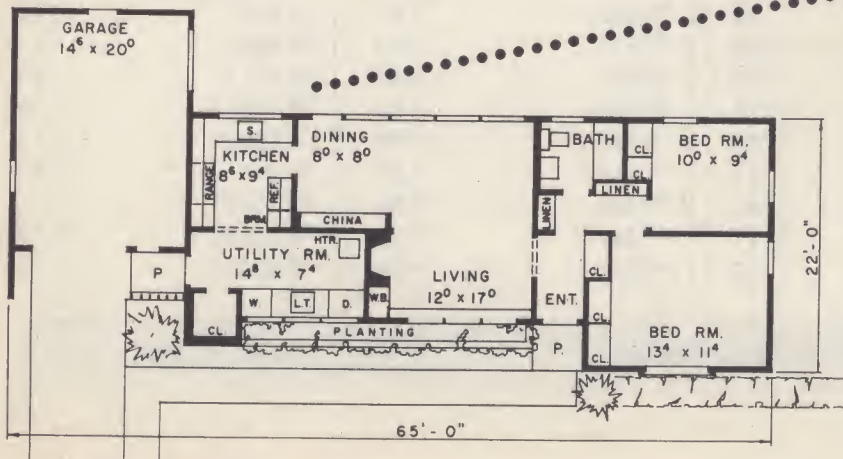
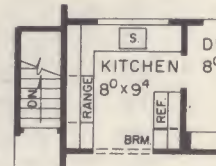
The Economy-Budget one story homes on pages 4 through 23 contain up to 1000 square feet of floor area. They have been created to come within the fixed building budget of the middle income family. In addition, they strive still to meet the "Convenient Living" requirements peculiar to each family. These designs incorporate the efficient use of materials and space, while being consistent with sound construction. As you review the designs you will see a harmonious combination of such tried and true building materials as brick, wood and stone—but presented with a styling that is preferred by a majority of home buyers.



DESIGN R 3

970 SQ. FT., 10,670 CU. FT.

The exterior of this home has been designed with simplicity. The long stone faced flower box and low roof lines accent the horizontal feeling. A beautiful fireplace, built-in cabinets, book shelves and china buffet are features of the L-shaped living-dining area. The compact kitchen and a laundry arrangement provide fine floor area for children's activities. The cold room could be an extra lavatory if desired.



Location of stairway if built with basement. Available blueprints include optional basement.

Professional blueprints available for every design in this book. See pages 64 and 65.

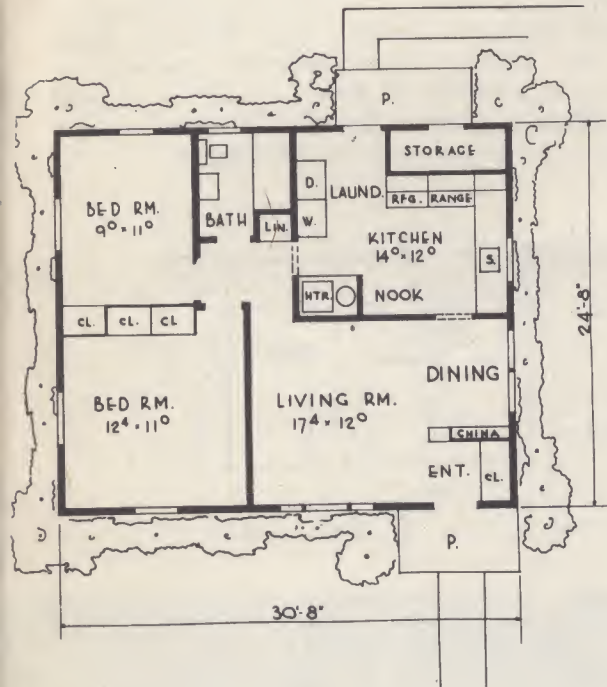


Richard B. Pollman
Designer

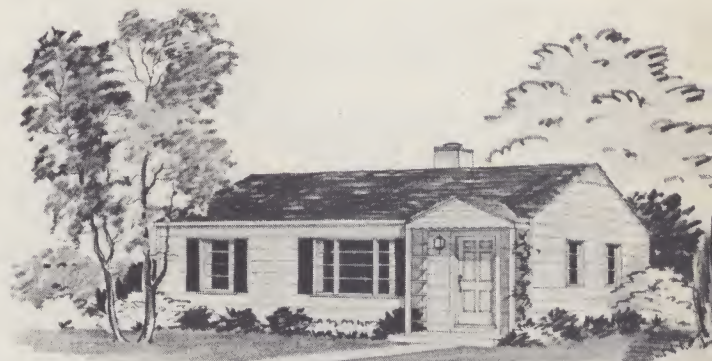
DESIGN R 710 PT

752 SQ. FT., 9,024 CU. FT.

If you want a low cost house filled with convenience, here it is! Note the good traffic circulation, ample closets and storage, eating space in kitchen, first floor laundry, and the picture window. You don't sacrifice charm, either, because available blueprints and material lists include details for building all four attractive exteriors.



Richard B. Pollman
Designer

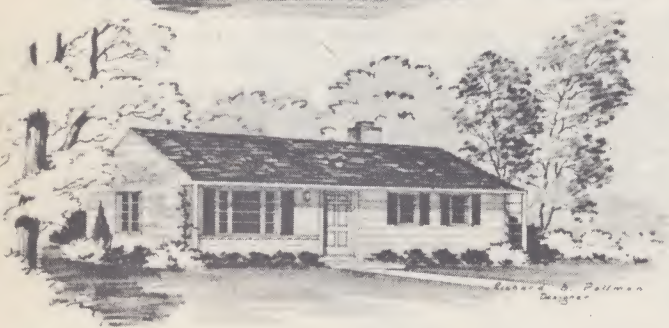
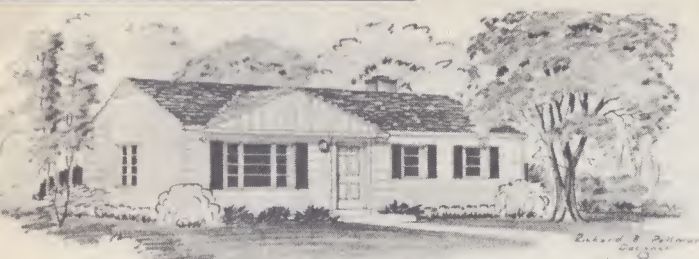


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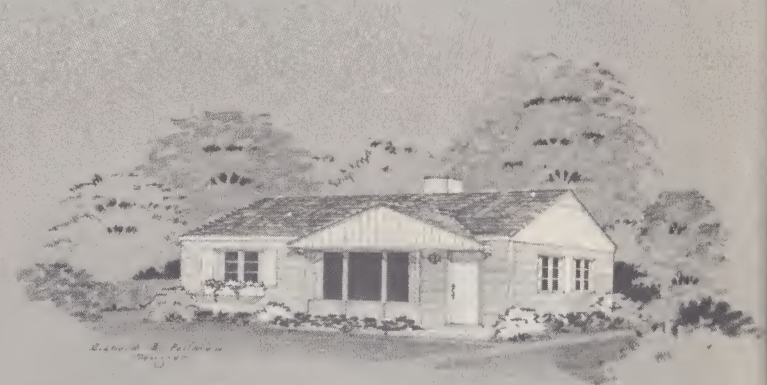
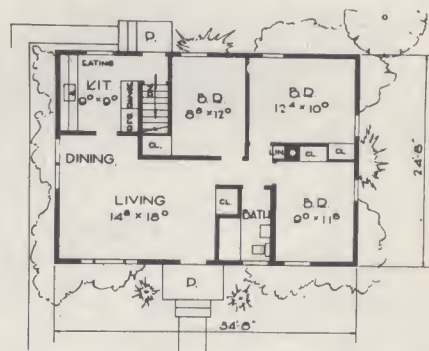
1 STORY HOMES
under 1000 sq. ft.



DESIGN R 820 PT

858 SQ. FT., 15,817 CU. FT.

Compact, efficient! . . . Convenient living is ingeniously expressed in this three bedroom design with four different front elevations. Construction costs are at a minimum with a maximum of good living. Here is a house that is engineered to keep material cutting and waste at a minimum.

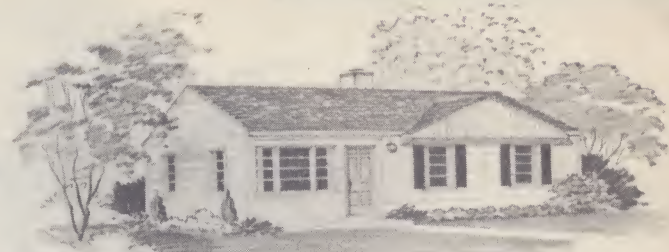
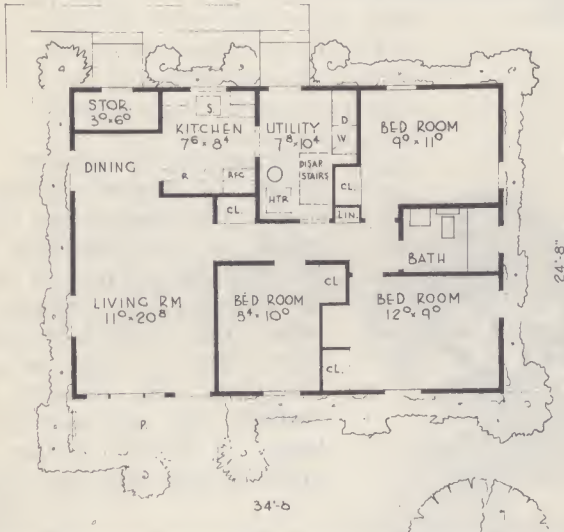




DESIGN R 810 PT

825 SQ. FT., 10,296 CU. FT.

Clean-cut and economical to build. Each blueprint set and material list includes details for building all four striking exteriors. There's no cross-room traffic in this design. The disappearing stairs in the utility room enable you to utilize the attic for seasonal storage.

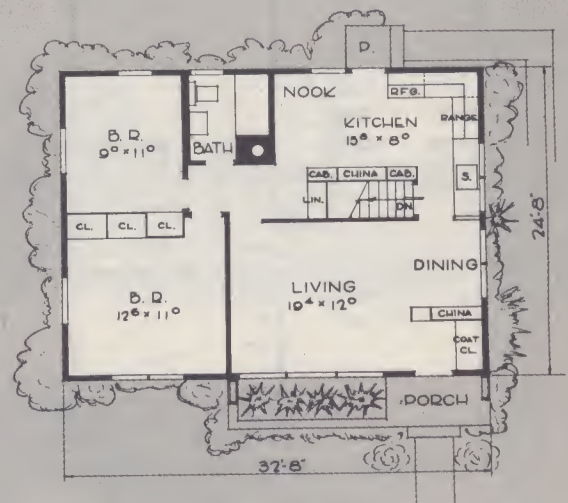
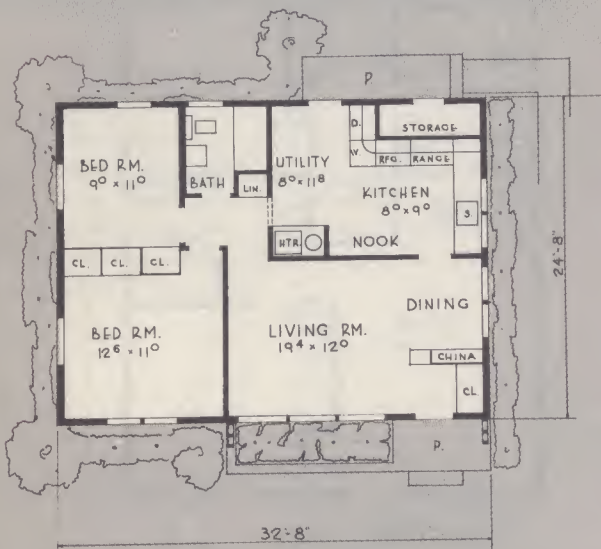


DESIGN R 20 PT

804 SQ. FT., 9,660 CU. FT.

DESIGN R 25 PT

804 SQ. FT., 14,780 CU. FT.

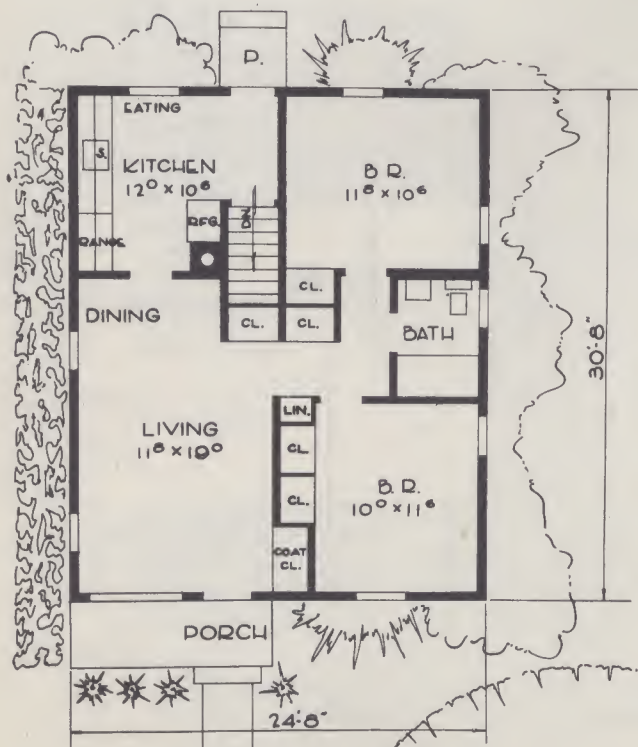


It isn't often that a small home provides so many Convenient Living features and good traffic circulation (from kitchen to bath or bedrooms without going through living-dining area) and yet has no wasted space. There is a separate set of blueprints and material lists for either design, R 20 PT (without Basement) or R 25 PT (with Basement). However, whichever blueprint set you order will include details for building all four of these pleasing exteriors.

1 STORY HOMES
under 1000 sq. ft.

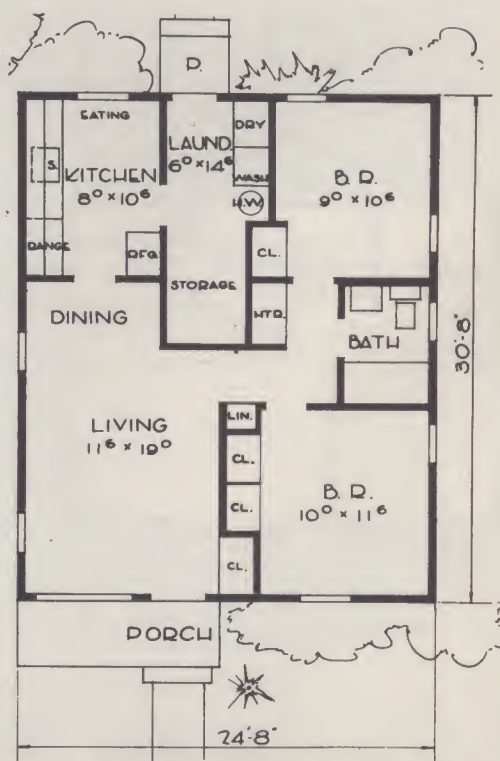


Regardless of whether you choose the basement design below or the basementless design beside it, your blueprints and material lists will include details for building four different exteriors, two of which are shown here. There is a separate set of blueprints and material lists available for the basementless Design R 600-PT. Either plan would fit that forty foot city lot!



DESIGN R 620 PT

752 SQ. FT. 14,288 CU. FT.



DESIGN R 600 PT

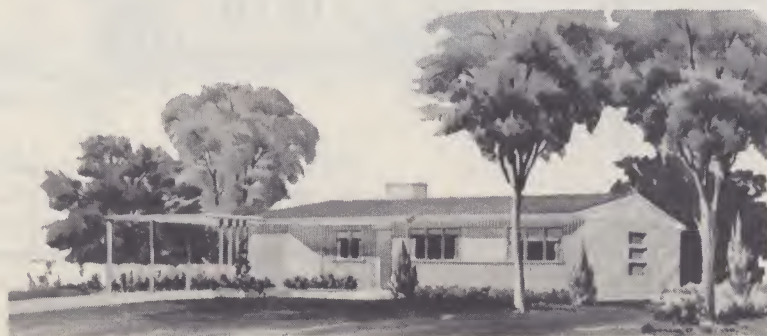
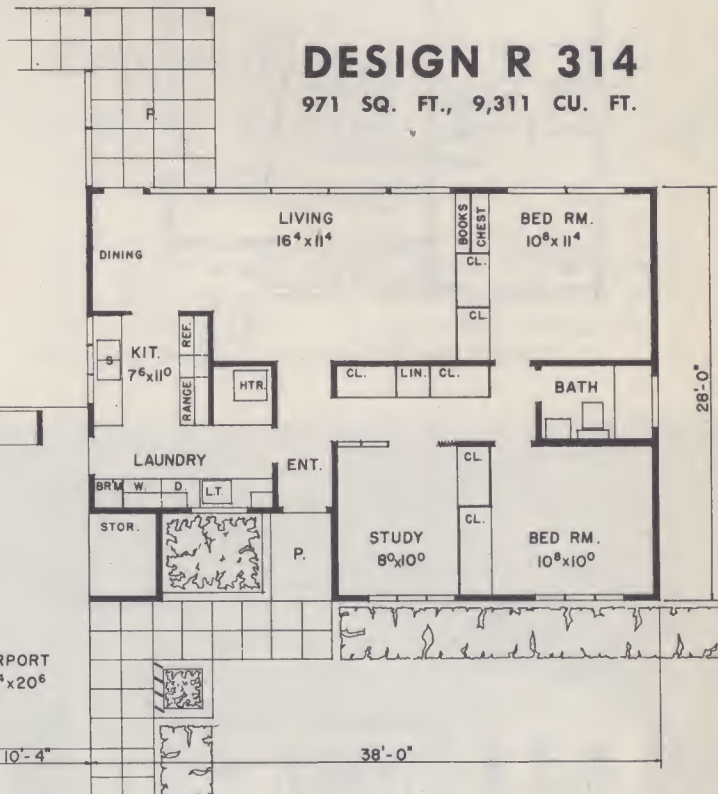
752 SQ. FT., 9,024 CU. FT.

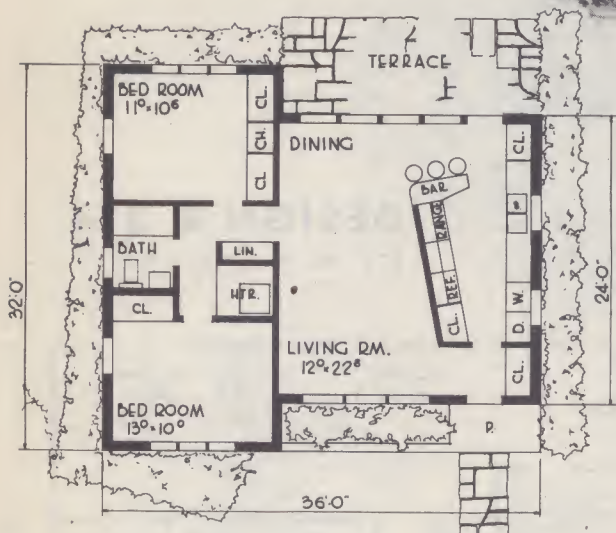


Here is a lot of home for those desiring compact and efficient room arrangement. The entrance centralizes traffic and allows movement in any direction. The bedroom area is completely isolated to assure privacy. The extensive well-positioned closets insulate against sound. Stone planting area in front, and covered porch off the dining room are but two of the many sides to Convenient Living in this home.



The available blueprints for this home include details for building all four of the exteriors shown here. A good example of how quarried stone can enhance the appearance is shown in the elevation at the top of the page. All exteriors have at least a stone planter.

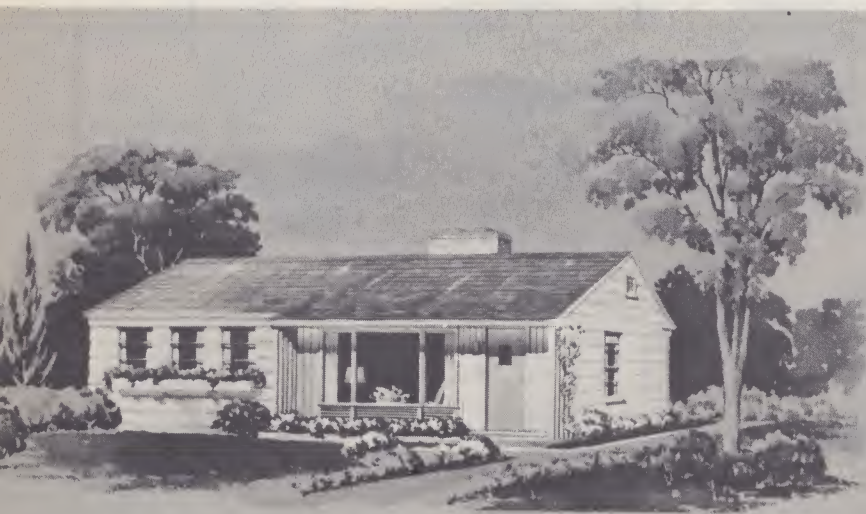




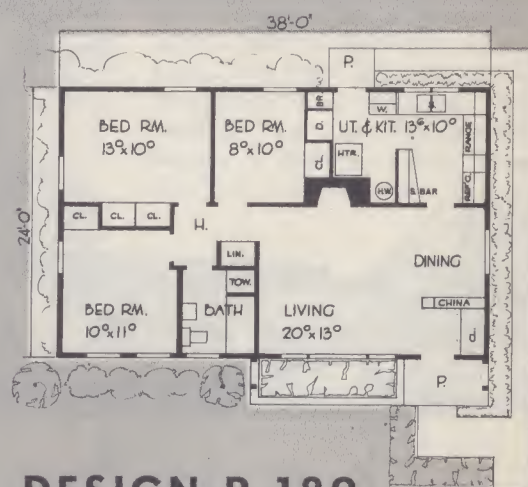
DESIGN R 231

982 SQ. FT., 10,802 CU. FT.

Take another good look at the floor plan of this compact hip-roofed home. Note its many built-in features. You'll love the freedom of open planning. This plan is designed to be built of masonry blocks.



A study of the floor plan reveals the living-dining area has good size. A built-in china closet acts as a room divider and limits the view from the front door.

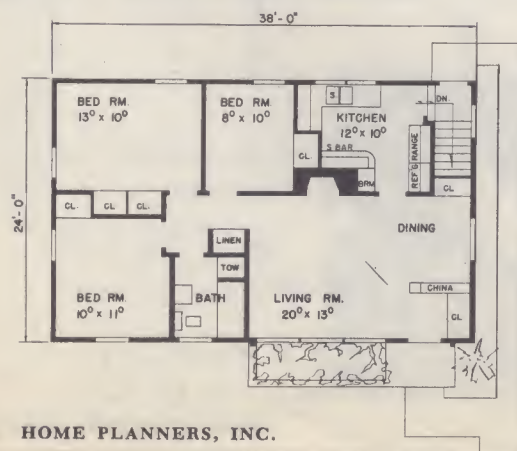


DESIGN R 189

912 SQ. FT., 9,804 CU. FT.

DESIGN R 222

912 SQ. FT., 16,872 CU. FT.

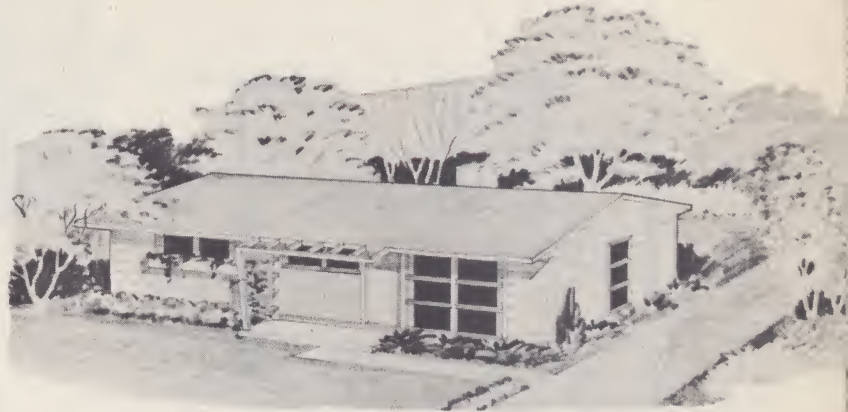
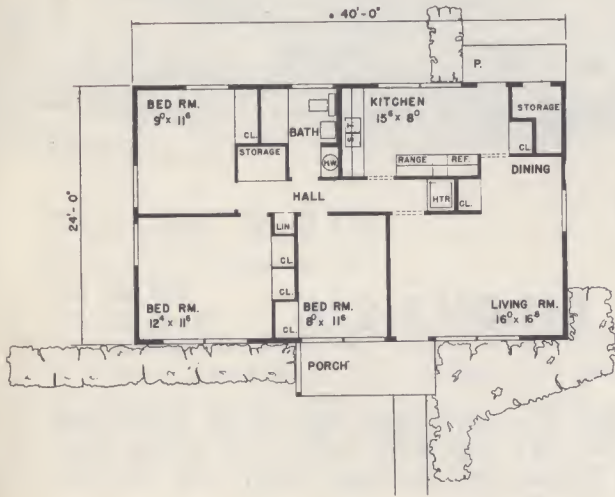


Here's evidence that an economical-to-build rectangular shaped home does not have to look like a box. The trellis work and the planting boxes, together with the expansive living room windows, create freshness of character.

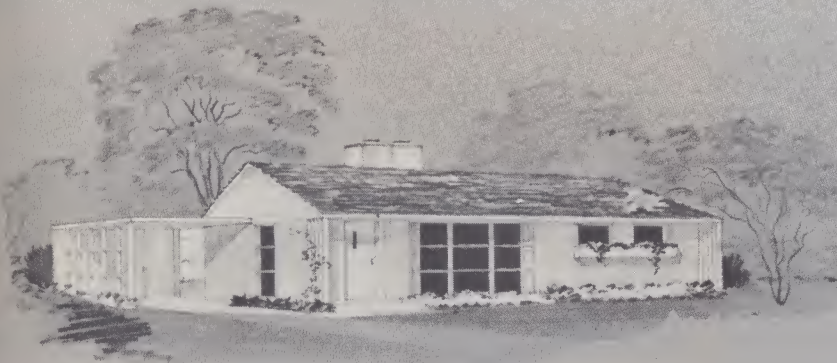
There is a blueprint for each design in this book.

DESIGN R 272

960 SQ. FT., 10,080 CU. FT.

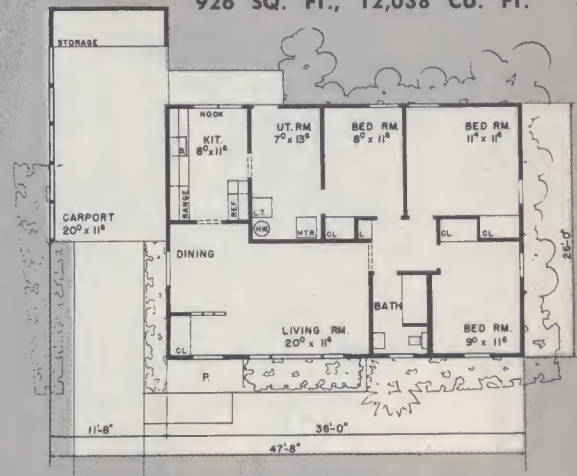


Here is the acme in low cost homes—including a family size kitchen, a plentiful supply of closets and storage space, a step-saving layout, economical one stack plumbing, and a contemporary design that eliminates unnecessary waste of materials.



DESIGN R 257

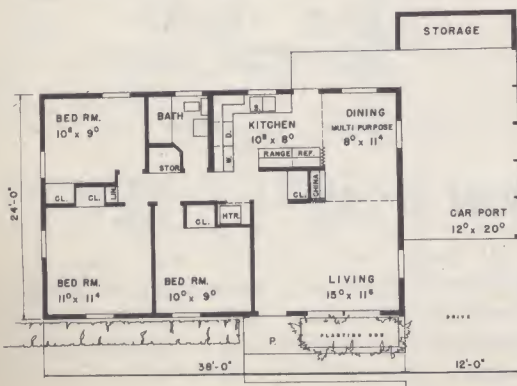
926 SQ. FT., 12,038 CU. FT.



A distinctive carport, vertical board siding, a windowed wall and a long planting box make this home gratifying to the eye. The high silled windows in the bedrooms assure the most advantageous placing of furniture as well as maximum privacy.

DESIGN R 307

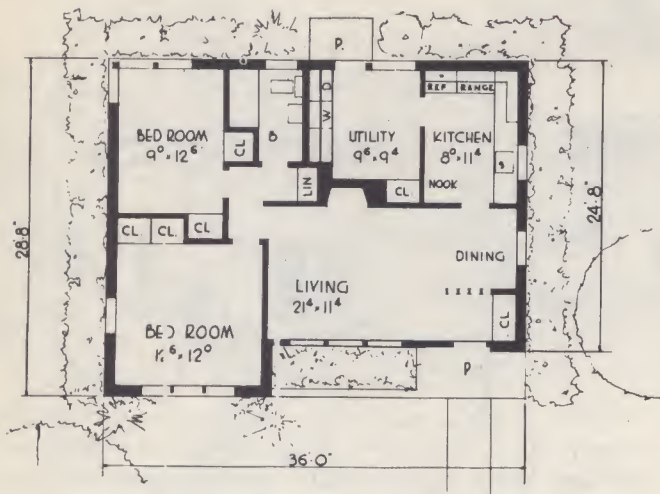
912 SQ. FT., 9,800 CU. FT.



Here is an example of open planning to achieve space. Semi-permanent partitions close off the living-dining areas when desired. Note the compact kitchen-laundry and the location of the heating unit. The carport has storage units of its own.

See pages 64 and 65 before ordering.

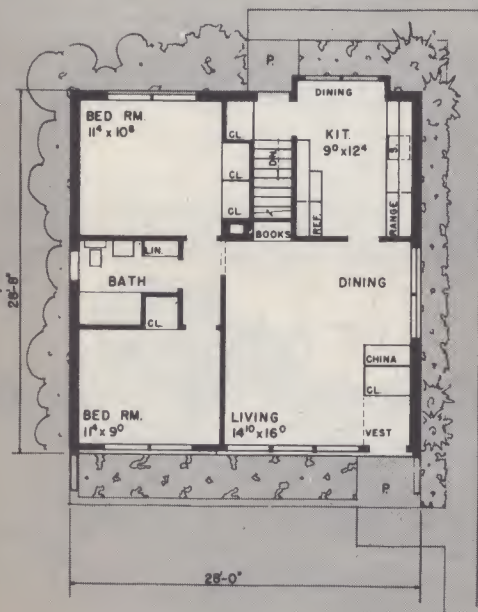
1 STORY HOMES
under 1000 sq. ft.



DESIGN R 228

932 SQ. FT.
10,252 CU. FT.

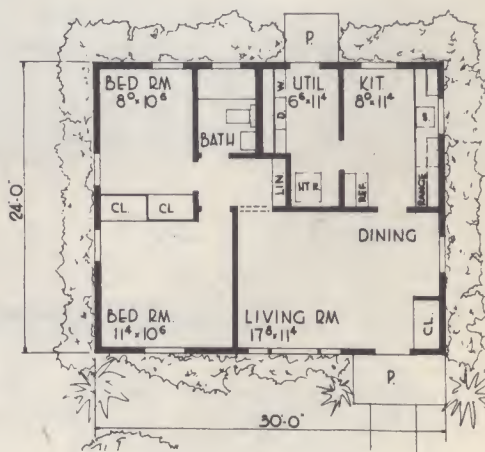
Here is a small home with all the outstanding features of a large home. Observe the storage areas, the fireplace and the large utility room with the grade entrance.



**DESIGN
R 255**

808 SQ. FT.,
15,752 CU. FT.

Have you often wondered how much living you could get on your forty foot lot? This two bedroom basement home with an extended eating area in the sliding-door kitchen will provide you with the answer.



DESIGN R 232

732 SQ. FT.
8,784 CU. FT.

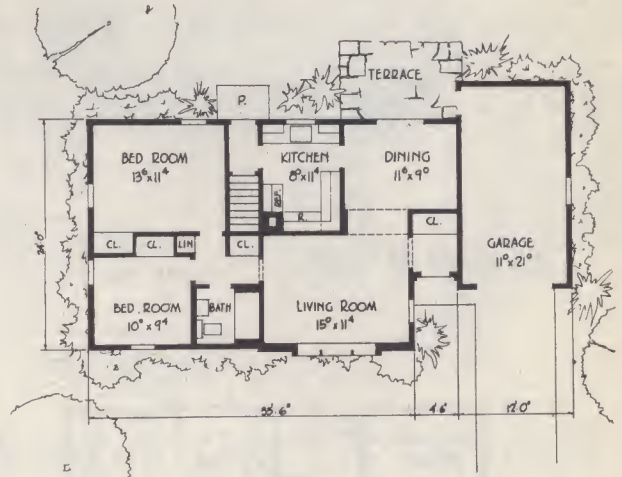
A small home does not mean your days of having dinner guests are over. This enticing home provides maximum utility. Notice how the overhang eliminates that "match box" appearance.



DESIGN R 219

871 SQ. FT., 16,549 CU. FT.

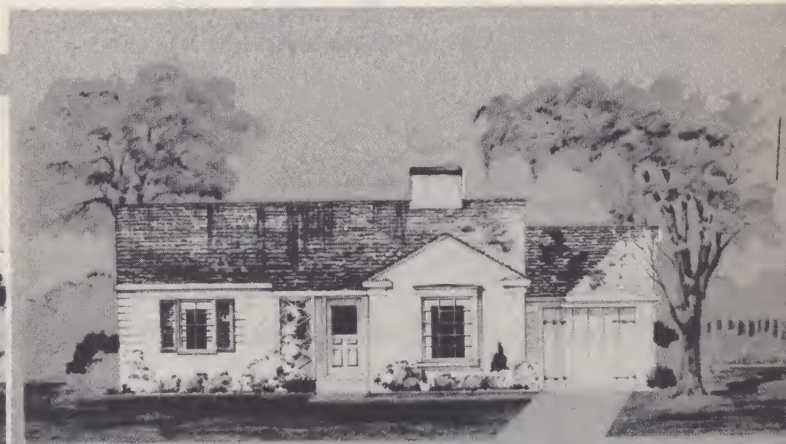
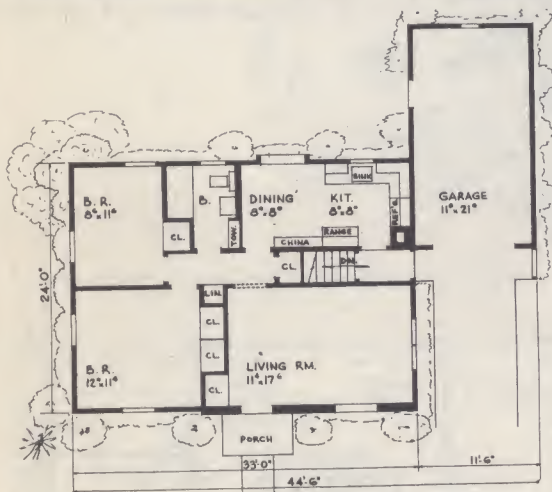
This peaceful little home was designed with a small family in mind. The large separate dining room overlooking the terrace will serve ideally for formal as well as informal meals. The kitchen has ample cupboard space.



DESIGN R 209

792 SQ. FT., 15,053 CU. FT.

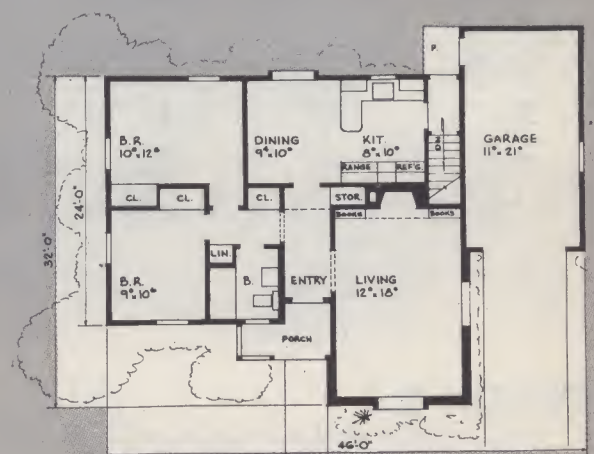
Observe the layout of the living room in this design. There is plenty of wall space for flexible furniture placement. The fieldstone and shutters of the exterior give the home an undeniable charm.



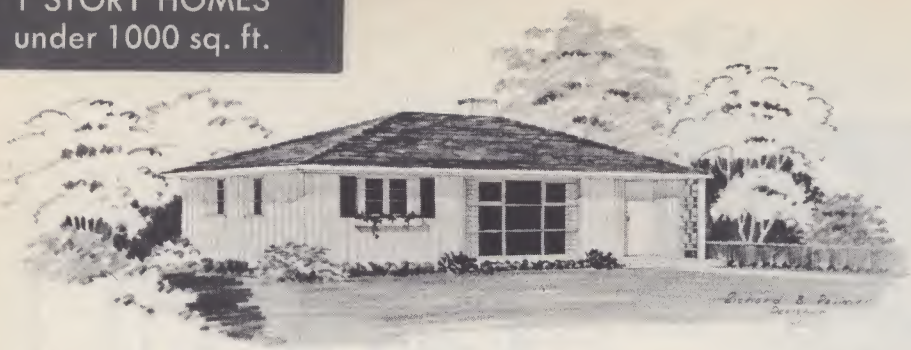
DESIGN R 210

840 SQ. FT., 15,131 CU. FT.

This cozy little home is particularly well laid out. The large living room with its fireplace and built-in book shelves is free from cross-room traffic. The counter projection in the kitchen is a snack bar for quick, informal meals.



1 STORY HOMES
under 1000 sq. ft.



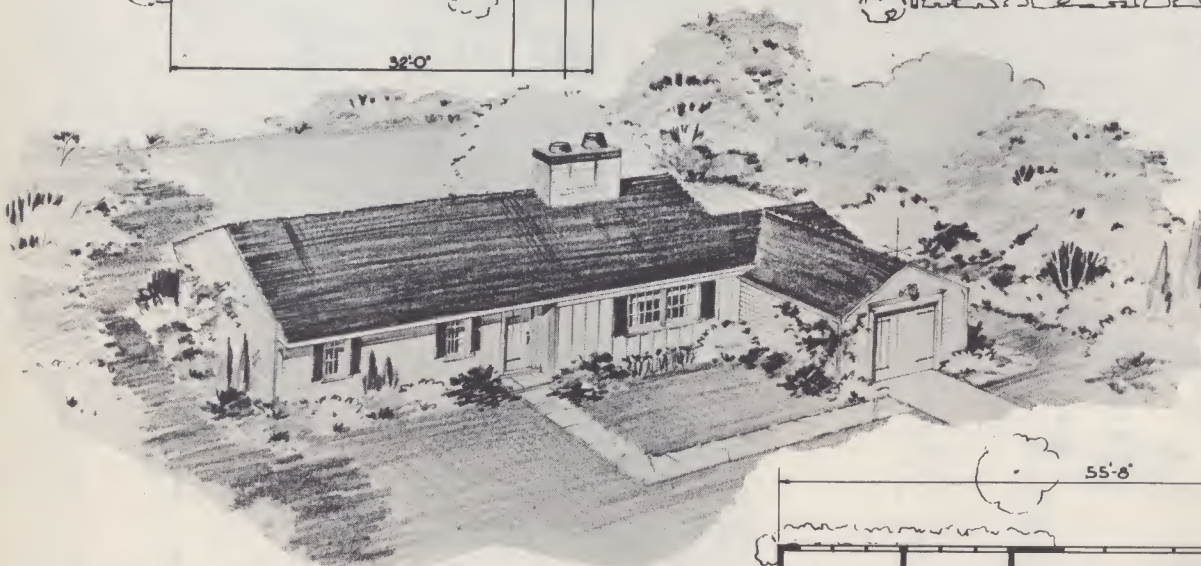
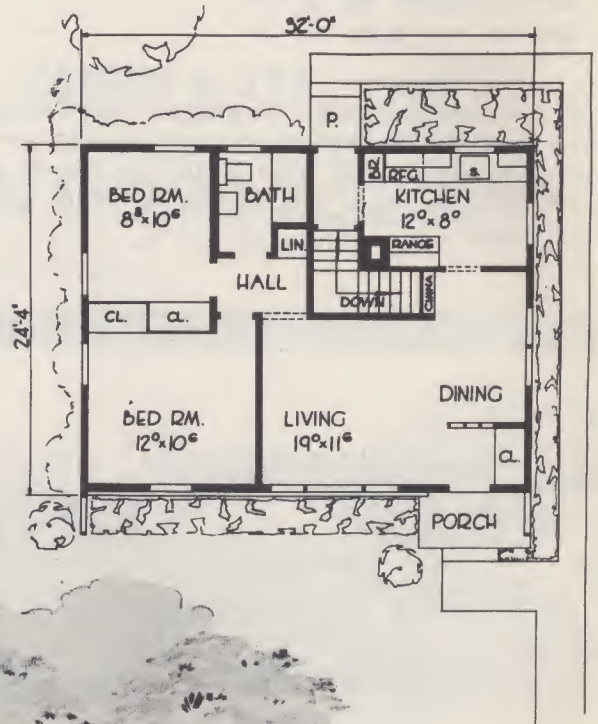
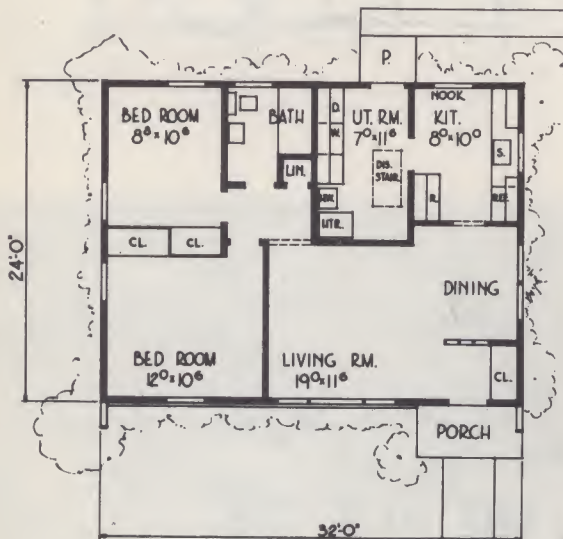
The disappearing stairway in the utility room of the basementless plan allows using the attic for additional storage. Notice the addition of a china and a broom closet in the basement plan.

DESIGN R 195

777 SQ. FT.
8,278 CU. FT.

DESIGN R 200

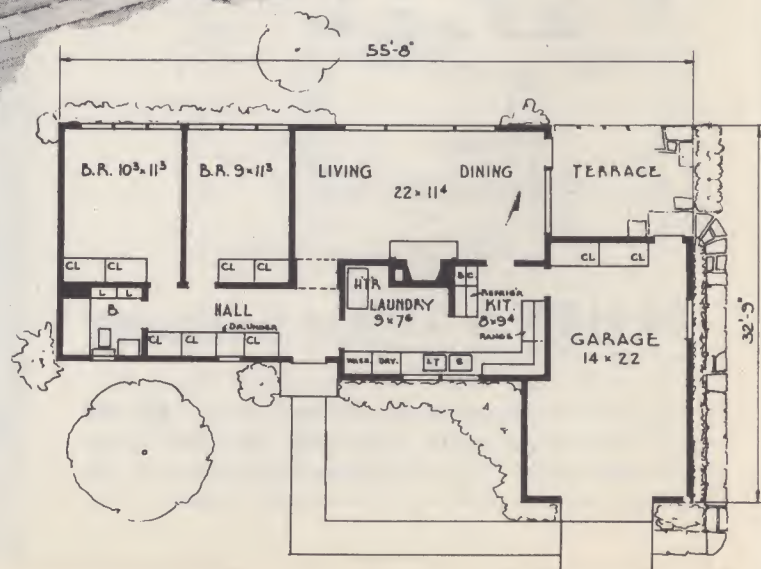
778 SQ. FT.
13,715 CU. FT.



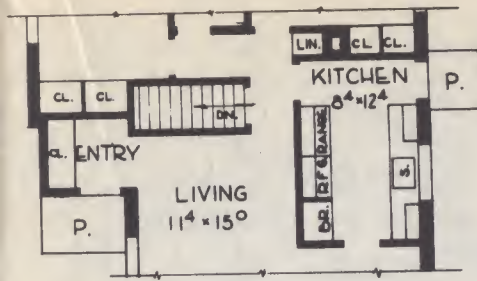
DESIGN R 1

925 SQ. FT.
10,180 CU. FT.

The arrangement of the plan in this colonial cottage eliminates the use of rooms for halls and creates a feeling of spaciousness in the combined rooms. Generous storage wall closets have been provided and the garage offers ample room for storage and family hobbies. Household chores are made easy because of the automatically equipped kitchen-laundry. Radiant floor heating is the answer to the "Cold Floor" problem in this home.



1 STORY HOMES
under 1000 sq. ft.

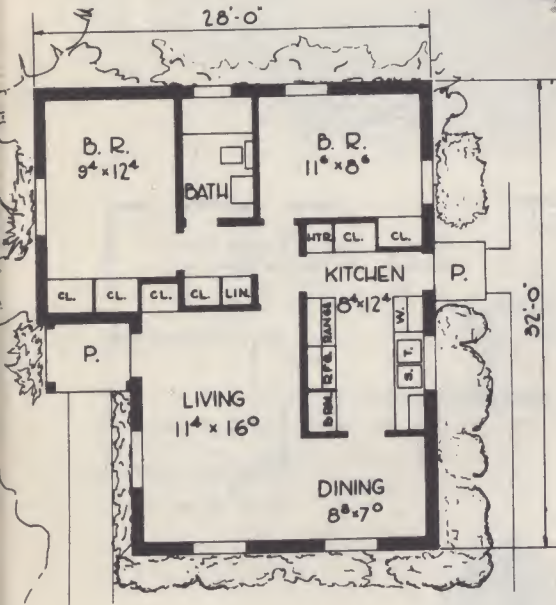


Richard B. Pollman
Designer

DESIGN R 137

786 SQ. FT., 8,254 CU. FT.
12,578 CU. FT. (WITH BASEMENT)

Build this one two ways! The exterior view above shows the 32 foot side facing the street; whereas the floor plan shows the 28 foot side facing the street to fit on a 40 foot lot. Also note the good traffic circulation and the loads of closets.



Blueprints and material
lists include optional basement.

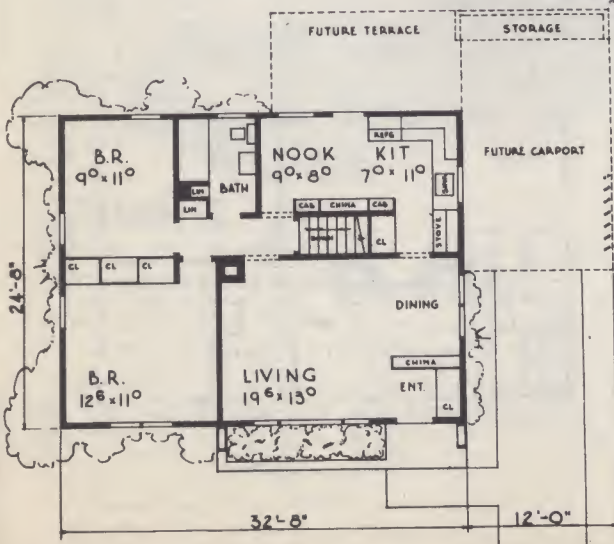
DESIGN R 147

802 SQ. FT., 14,400 CU. FT.



Richard B. Pollman
Designer

Here again is plenty of storage space, a most efficient kitchen with a large nook, and a spacious living room tailored for attractive furniture placement. The china closet provides an interesting back drop for the dining area. Notice how this home adapts itself for a future terrace and carport with storage!

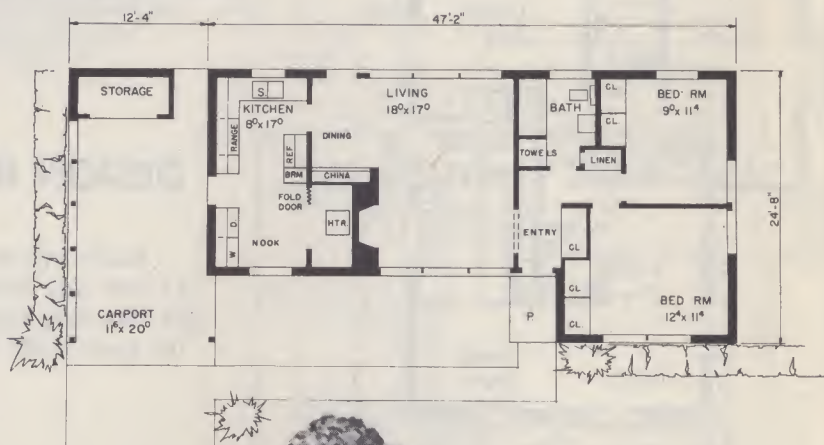




DESIGN R 475

976 SQ. FT., 9,514 CU. FT.

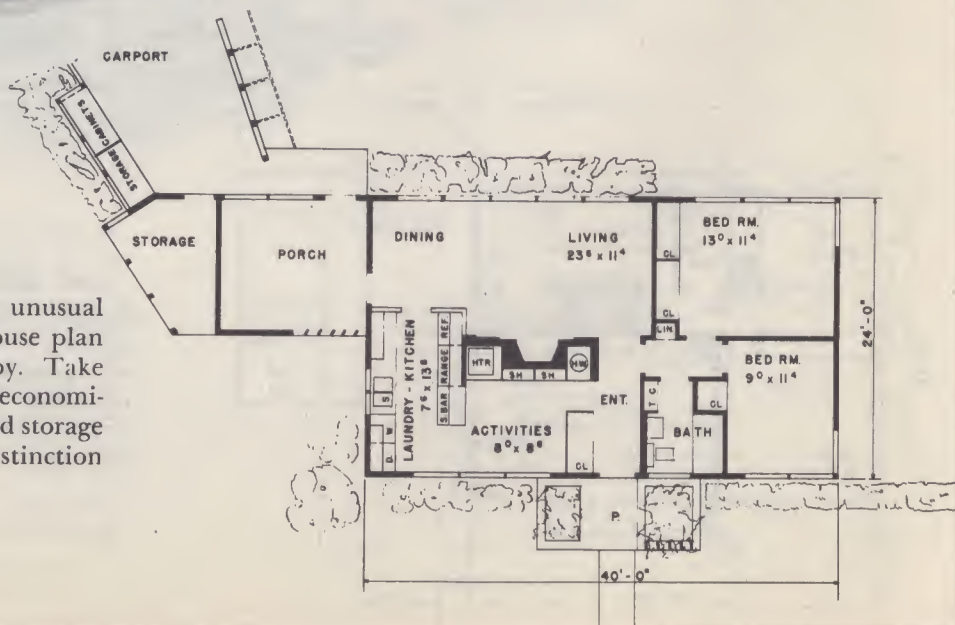
Here is a dream home for newlyweds or a retired couple. Compact and very livable, it has ample storage space for all your precious possessions. The contemporary brick exterior is most attractive and the wide chimney adds character to the structure. Note the combination kitchen and laundry, with folding door to the heater room.

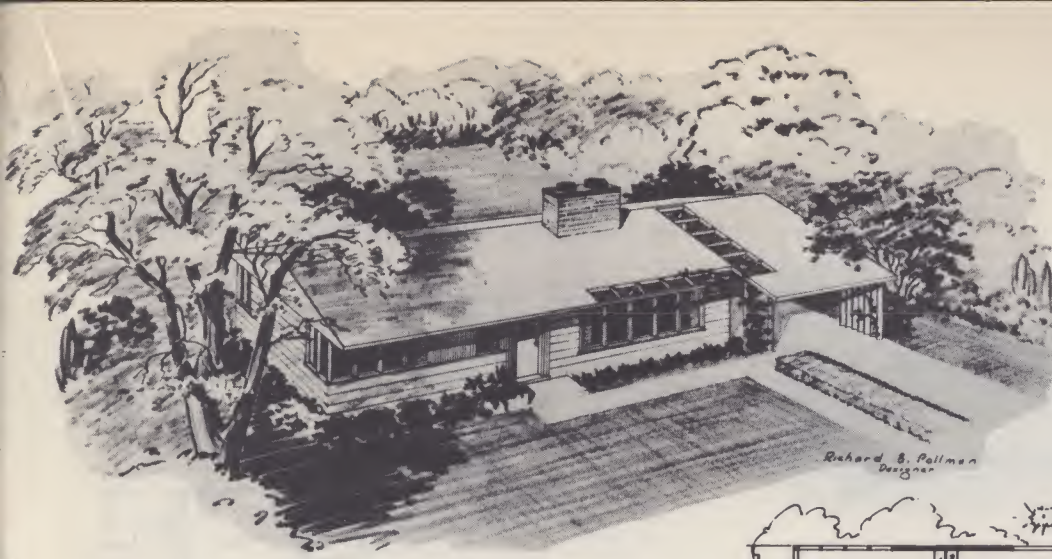


DESIGN R 253

960 SQ. FT., 9,840 CU. FT.

It is smart to take advantage of any unusual characteristics a plot may present. A house plan is also made more interesting thereby. Take this house as an example. In itself it is economically rectangular, but with its carport and storage rooms set on the bias it achieves a distinction all its own.



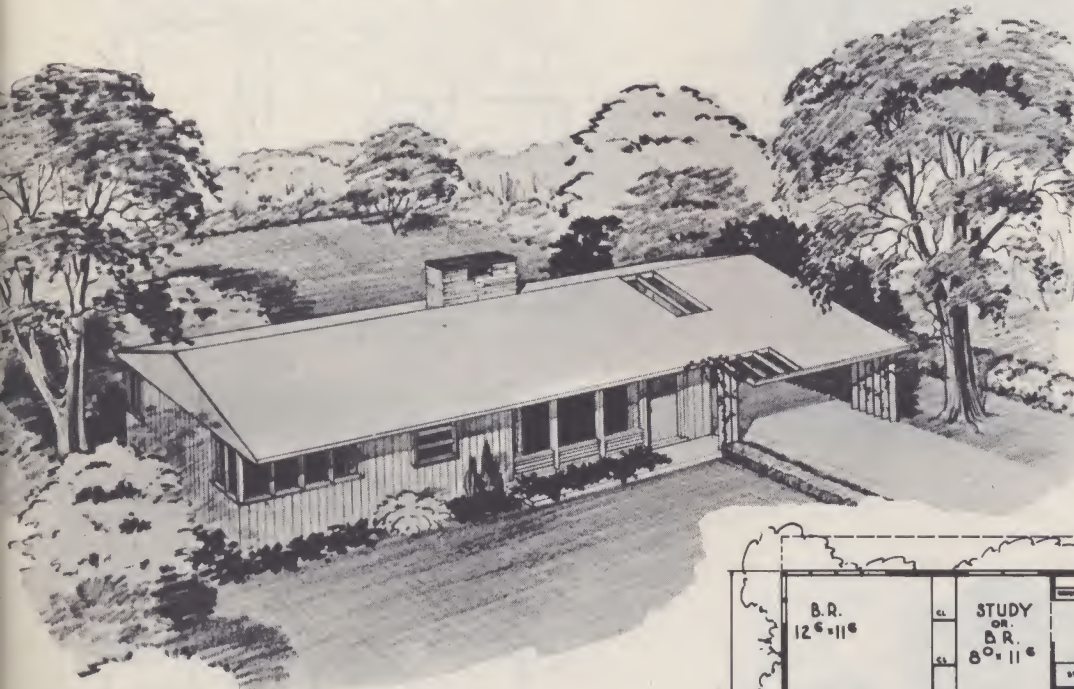
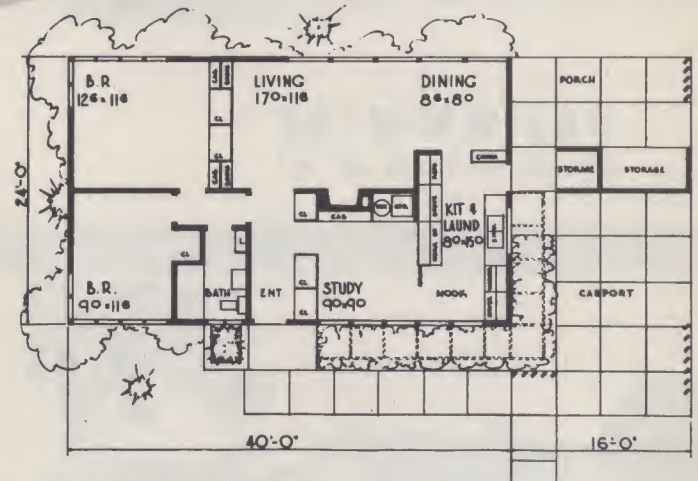


Richard B. Pollman
Designer

DESIGN R 138

960 SQ. FT., 9,360 CU. FT.

The generous glass areas will provide the proud owner of this home with a view in any direction. Note the abundance of closets, built-ins and storage space. This home has a rear living and dining, whereas the one below has these areas on the front.

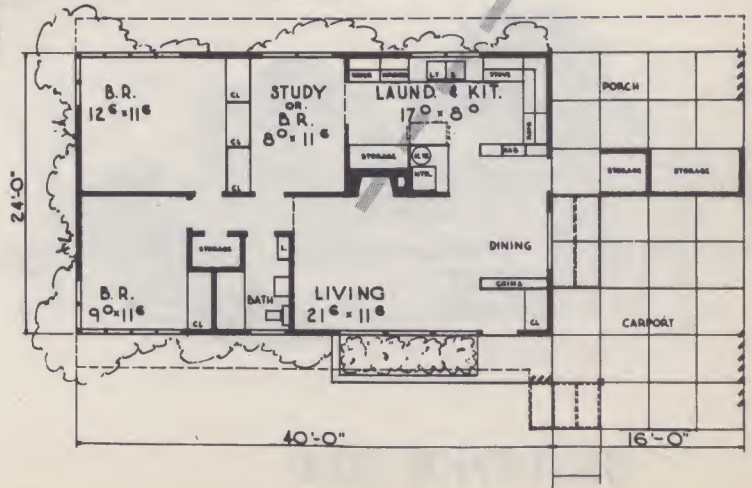
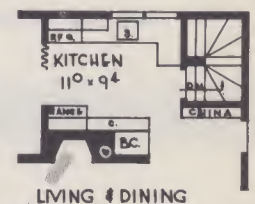


DESIGN R 139

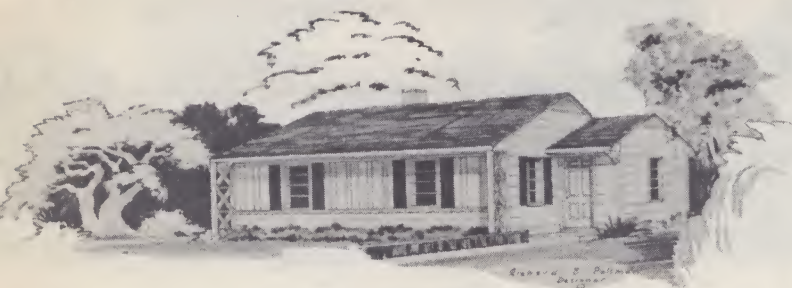
960 SQ. FT., 8,468 CU. FT.
14,912 CU. FT. (WITH BASEMENT)

Who wouldn't go for the interesting arrangement of this design. Its rectangular shape makes it economical to build, too. The alternate basement plan is included with the blueprints you order.

ALTERNATE BASEMENT PLAN



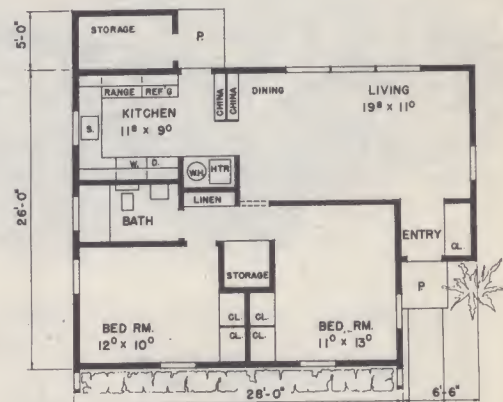
1 STORY HOMES
under 1000 sq. ft.



DESIGN R 83

885 SQ. FT., 10,885 CU. FT.

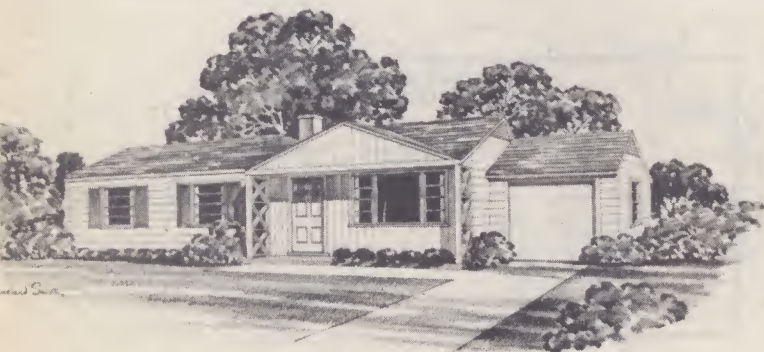
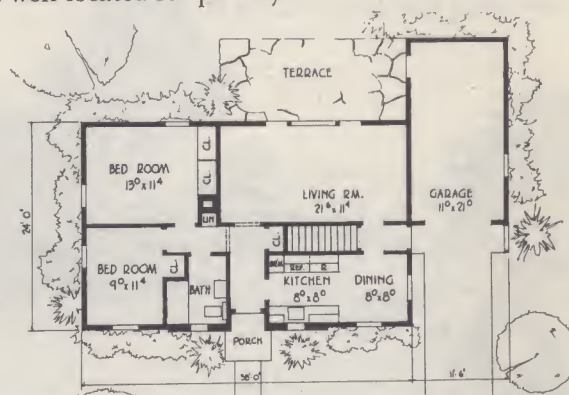
Here's magic. The living-dining on the rear, overlooking the garden view, can be entered from the front without going through the house. The plumbing and heating is grouped together for economy, too.



DESIGN R 218

912 SQ. FT., 18,325 CU. FT.

A friendly little house very nicely planned. The living room opens on a terrace and is extraordinarily large for this size home. The kitchen-dining area is at the front . . . the lady of the house may observe the street as she works. The two bedrooms and bath are well located for privacy.

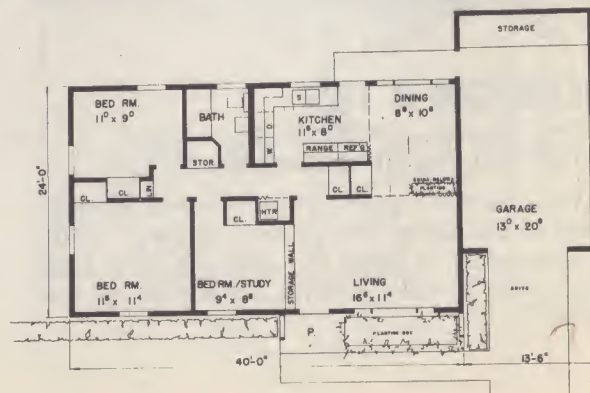


DESIGN R 308

960 SQ. FT., 10,420 CU. FT.

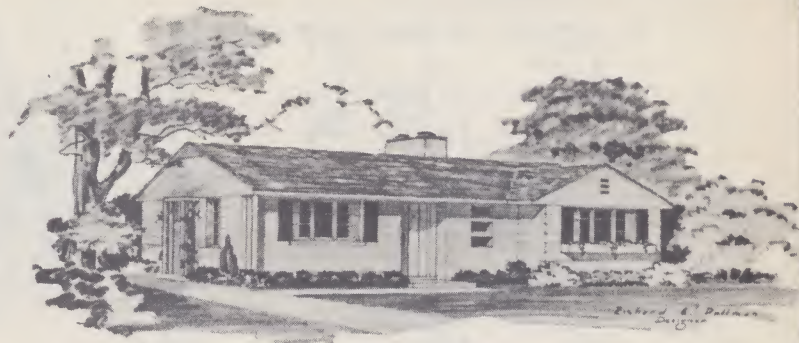
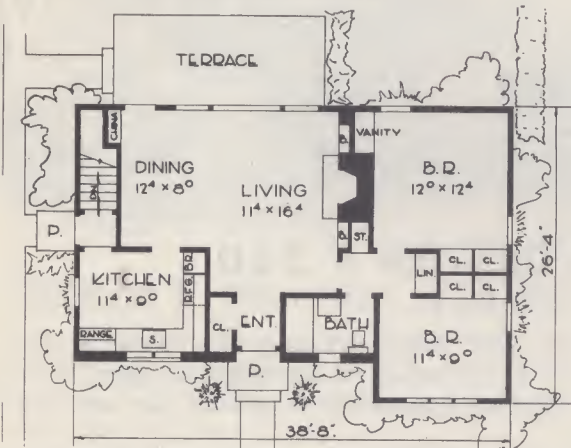
18 • HOME PLANNERS, INC.

Clever open planning makes the living-dining-kitchen area almost one unit for easy entertaining. Study the storage facilities. The working drawings for this house have been prepared by Palmquist and Wright, Architects, A.I.A.



1 STORY HOMES
under 1000 sq. ft.

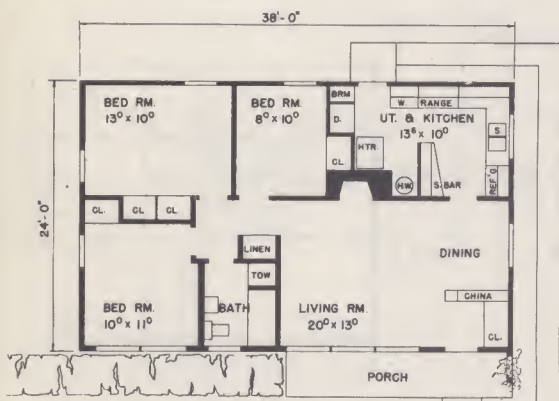
Consider the fine features: Two closets in each bedroom; built-in vanity, china and bookshelves; spacious living-dining area; basement stairs near grade entrance; attractive overhang.



DESIGN R 136

915 SQ. FT., 16,480 CU. FT.

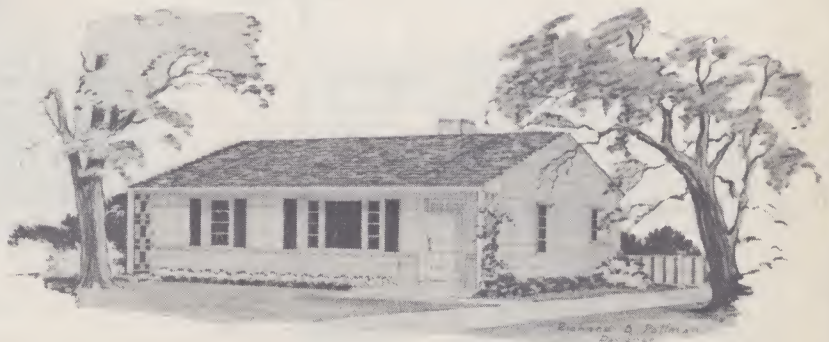
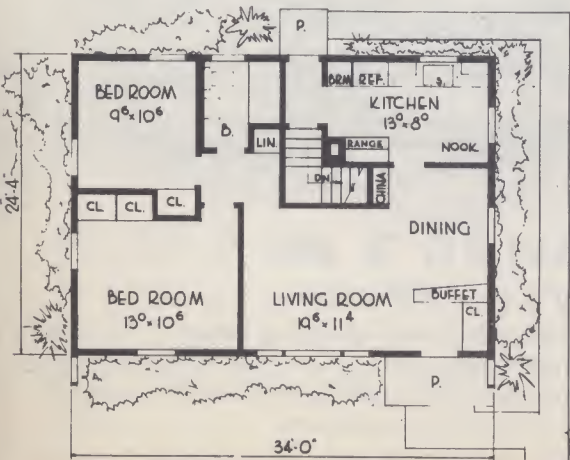
Here is a basementless version of the plan R 222. All of the good features have been retained—except that shoulder high windows have been substituted in the front bedroom and bath for greater privacy.



DESIGN R 112

912 SQ. FT., 10,488 CU. FT.

Space saving is important in a low cost home. The useful buffet forms an entrance at the front door and the china is nestled over the basement stairway. You can eat in the kitchen, too.

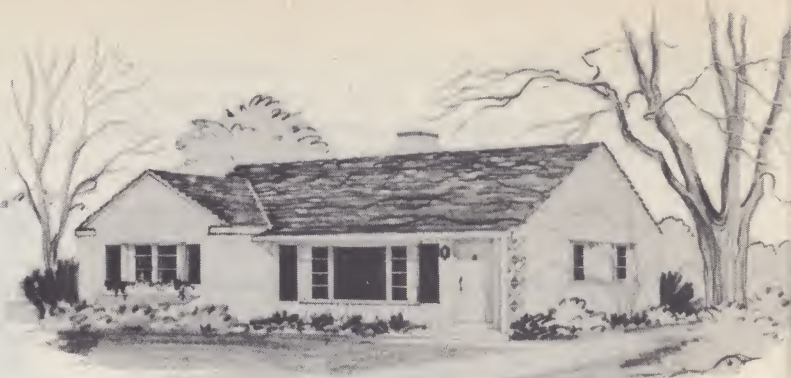
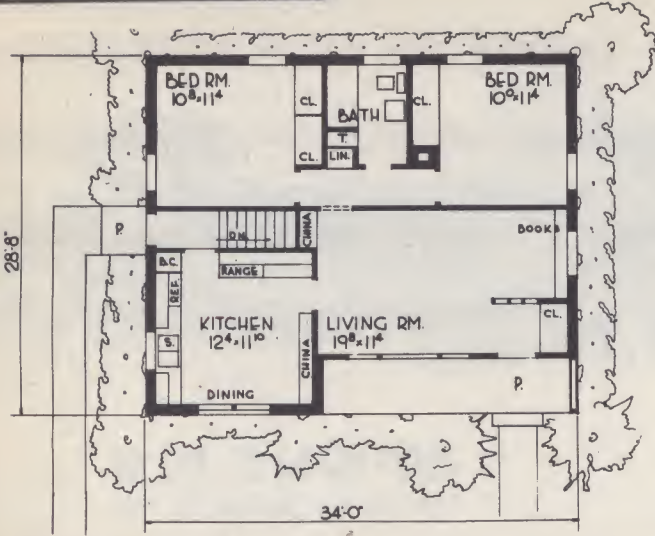


DESIGN R 226

826 SQ. FT., 15,256 CU. FT.

HOME PLANNERS, INC. • 19

1 STORY HOMES
under 1000 sq. ft.

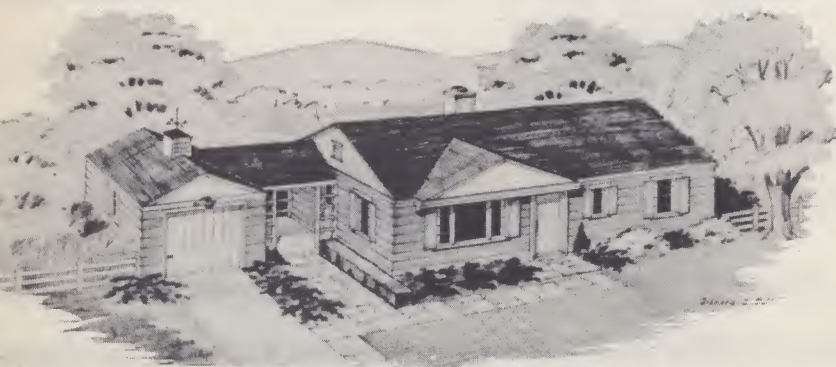


*Richard B. Poller
Designer*

DESIGN R 230

882 SQ. FT., 16,261 CU. FT.

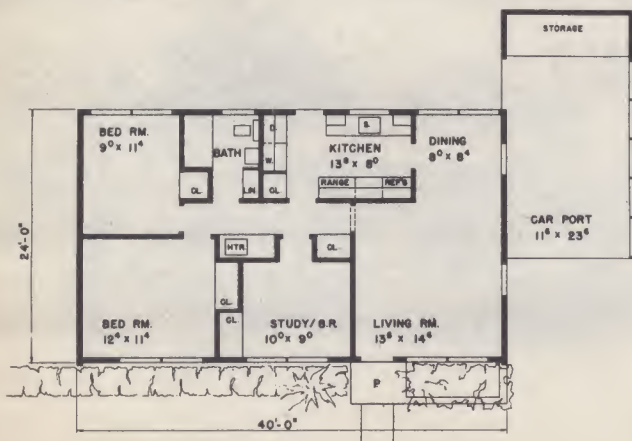
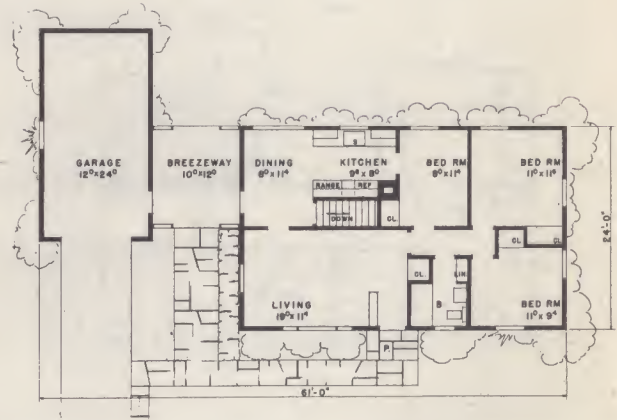
The built-in china closets, bookcase and grill work partition of this plan will give you a wonderful opportunity to reflect your personality.



DESIGN R 293

1,409 SQ. FT., 25,287 CU. FT.

This economical to build and clean-looking design provides a full basement, an efficient inline kitchen, and an all-purpose breezeway for years of proud home ownership.



DESIGN R 82

960 SQ. FT., 11,808 CU. FT.

A three bedroom version of design R 81. It will be interesting to compare and study the many floor plan changes and dimensions that have taken place by adding a bedroom.

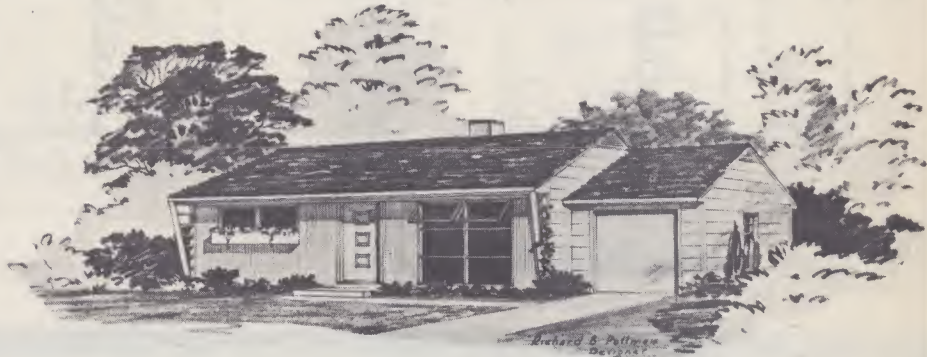
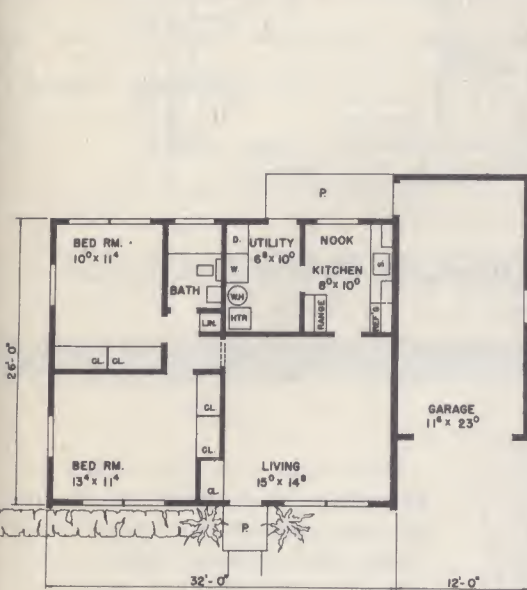
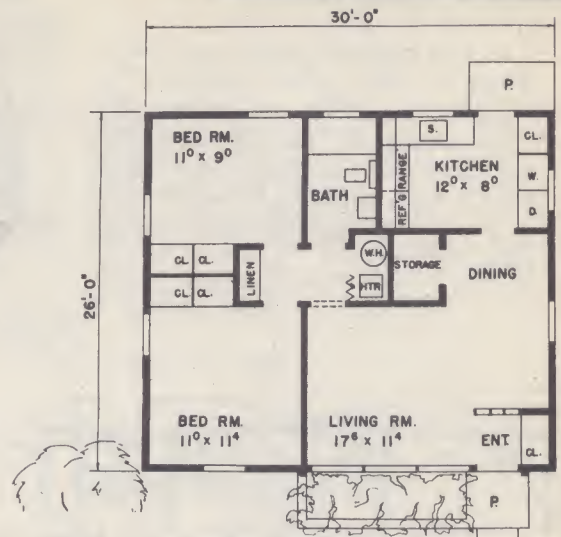


Richard B. Palmgren

DESIGN R 79

780 SQ. FT.
9,048 CU. FT.

This efficiently designed frame home has eight closets and a well lighted pleasant living room. How do you like the solution to the washer and dryer location?



Richard B. Palmgren

DESIGN R 81

832 SQ. FT.
9,651 CU. FT.

This design shows how any or all sash in a panel type window can be made to swing open. Did you see how little space is used for the hallway?

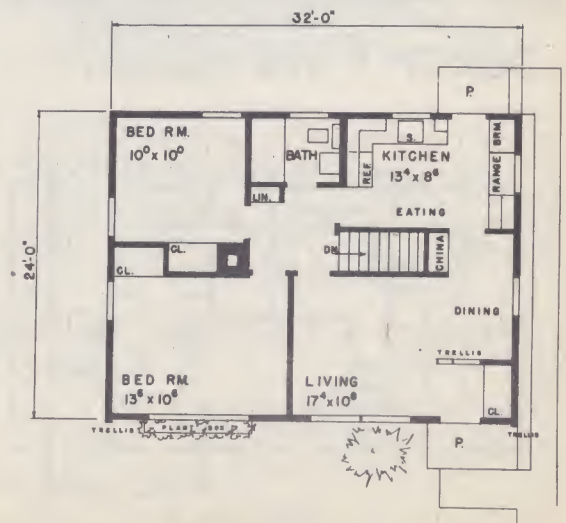


Richard B. Palmgren

DESIGN R 84

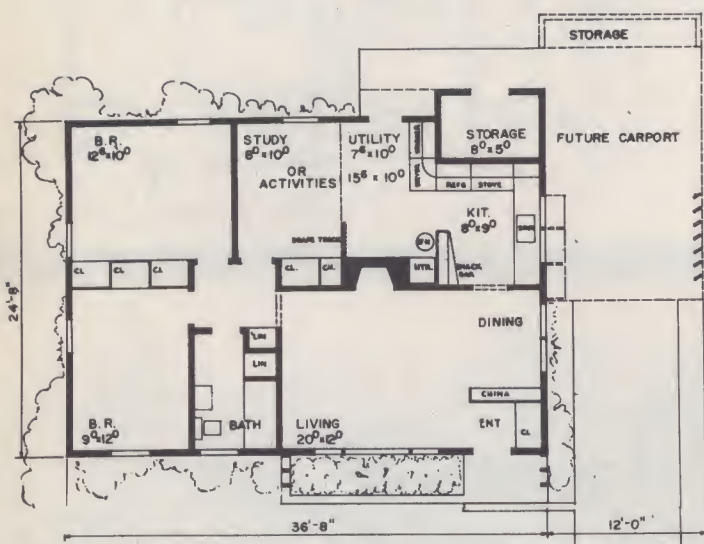
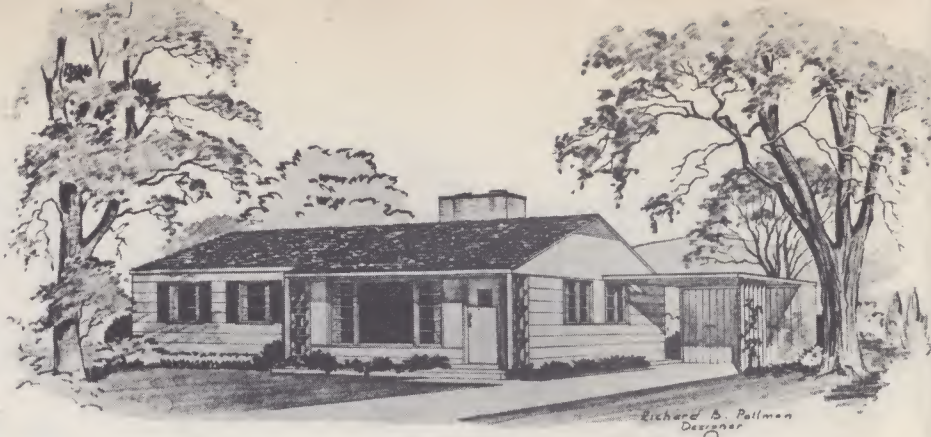
768 SQ. FT.
15,360 CU. FT.

A basement version of Designs (R 79 and R- 81) above. It is still a frame home, but compare the exterior and interior changes in this one, too. Notice the excellent traffic circulation for a small home.

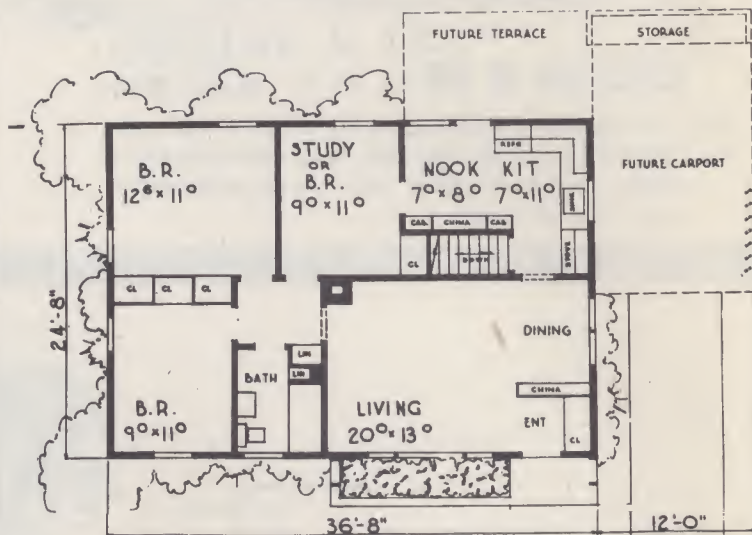


1 STORY HOMES under 1000 sq. ft.

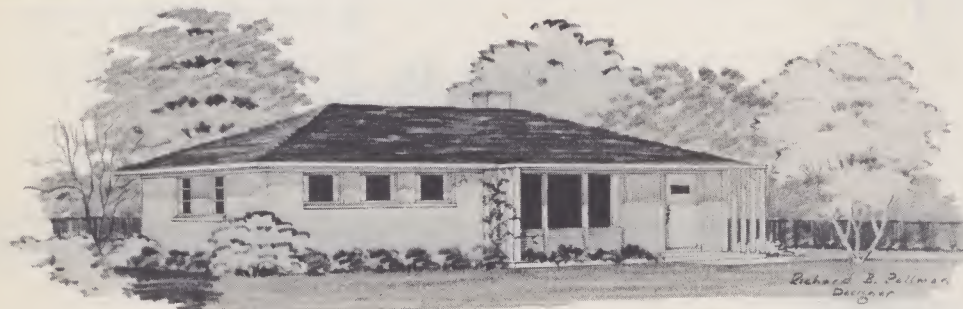
In this compact house you have a choice of floor plans—basement or basementless. Note the convenient traffic circulation, the abundant storage areas, and that third room which can, in both plans, serve your needs as a study, an activities room or an extra bedroom.



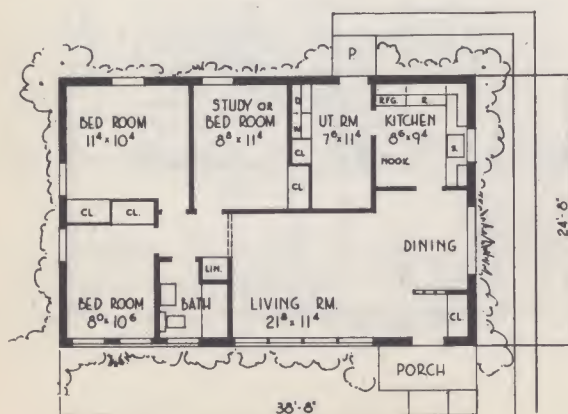
DESIGN R 148
920 SQ. FT., 10,365 CU. FT.



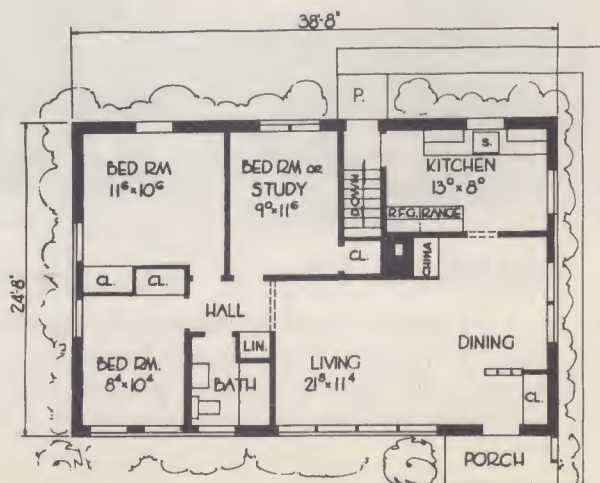
DESIGN R 149
906 SQ. FT., 16,700 CU. FT.

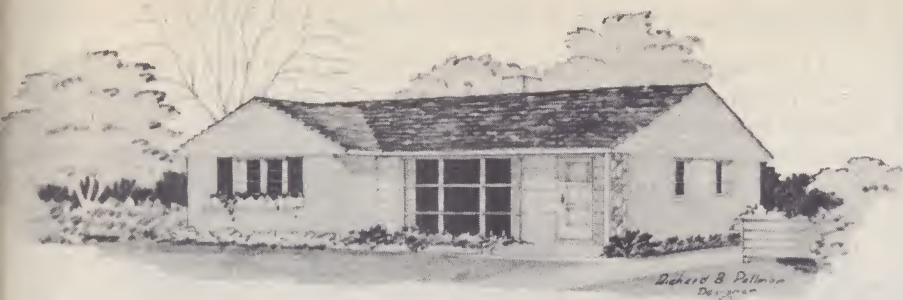


DESIGN R 193 950 SQ. FT.
10,450 CU. FT.

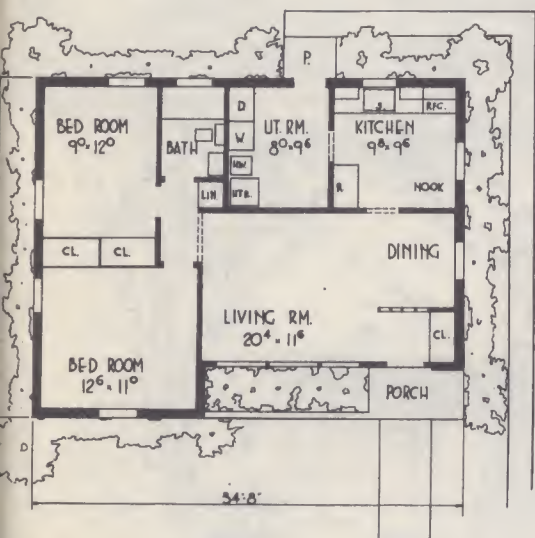


DESIGN R 198 950 SQ. FT.
16,625 CU. FT.



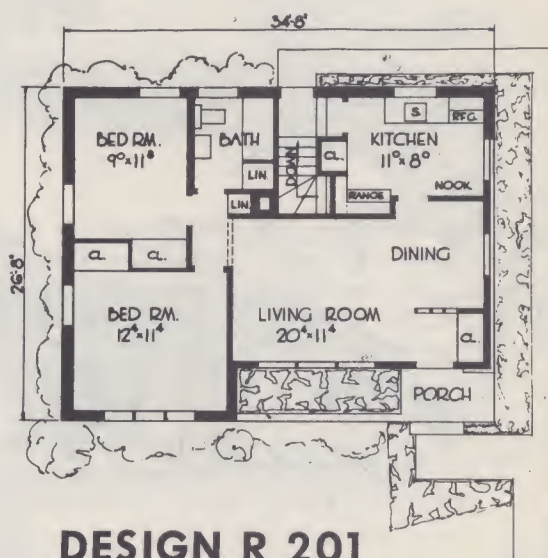


An attractive trellis partition greets your visitors as they step through your front door. A utility room off the kitchen, in the basementless version, will keep your washing and ironing days a thing apart from the rest of the house. The basement version permits enlarging the dining and adding a kitchen closet.



DESIGN R 196

838 SQ. FT., 8,872 CU. FT.



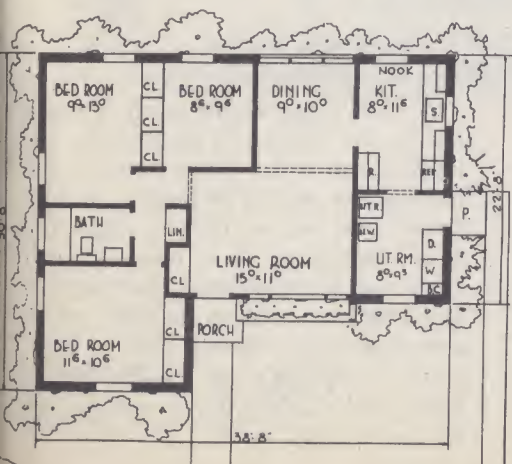
DESIGN R 201

838 SQ. FT., 14,665 CU. FT.

There are windows at both ends of the living and dining area and plenty of closets in this straightforward design. Both floor plans provide for kitchen eating space.

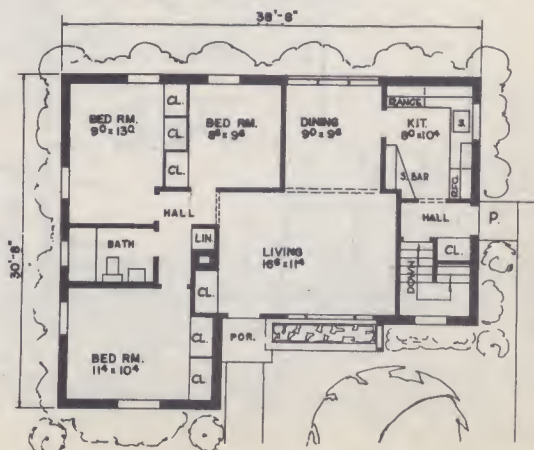
DESIGN R 197

999 SQ. FT.
10,082 CU. FT.



DESIGN R 202

999 SQ. FT.
17,427 CU. FT.



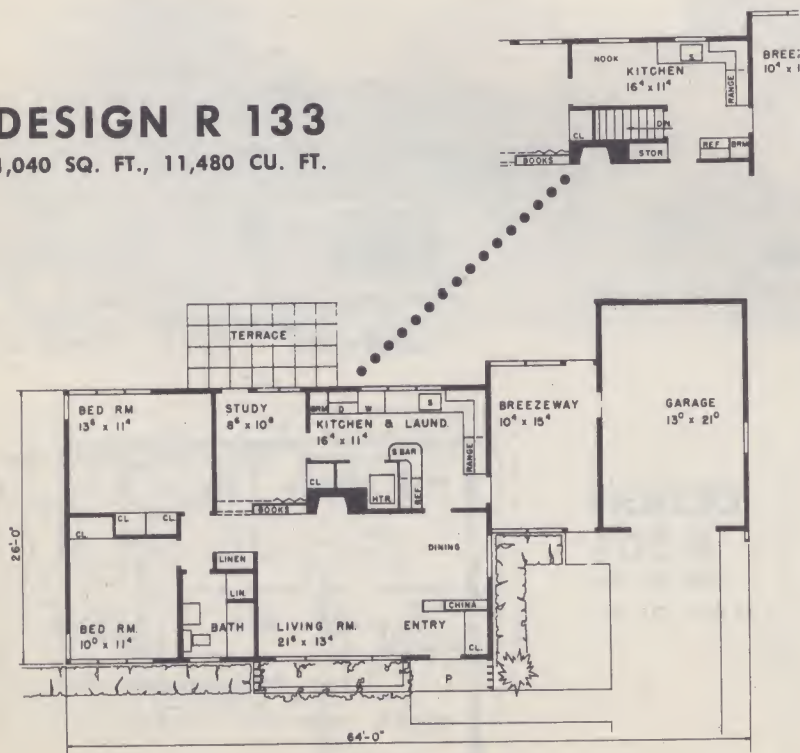
ECONOMY—DELUXE 1 STORY HOMES SECTION

The designs found on pages 24 through 63 are, like those of the preceding section, all one-story homes. However, the square footage ranges in each case, from 1000 to 1300 square feet. Here, Mr. Pollman has kept in mind families whose budget falls within the middle income bracket. These homes are of the Economy-Deluxe nature. As a prospective home owner operating within the confines of a fixed budget, you will find in this section the same fine selection of homes, but with a few of those added Convenient Living luxuries. As the homes grow larger so will the ingenuity grow more captivating.



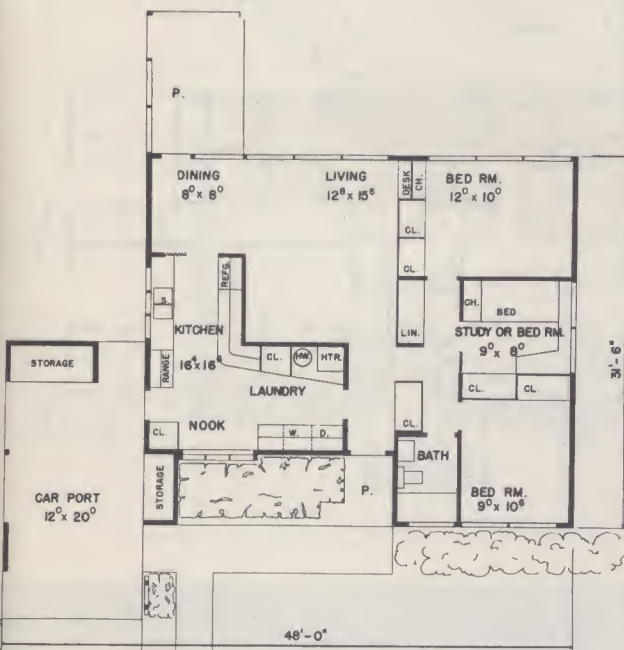
DESIGN R 133

1,040 SQ. FT., 11,480 CU. FT.

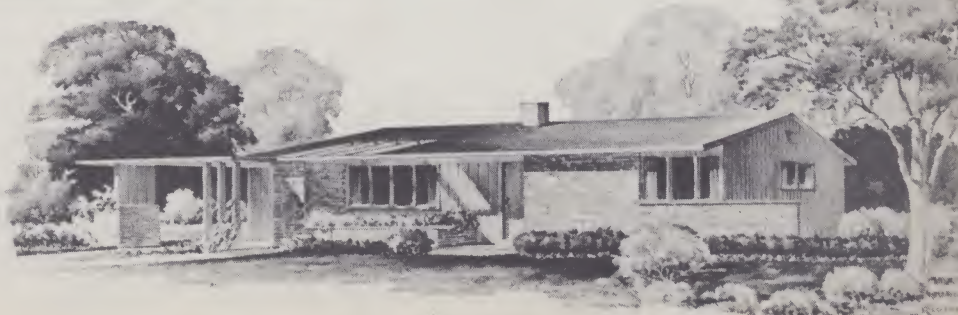


Blueprints also show stairway location for building with basement.

A draw drape in the study, a snack bar in the kitchen, a fireplace in the living room and a china closet in the dining area are all evidence of public favor. The terrace off the study (or third bedroom) is a practical feature, and the enclosed breezeway has the effect of adding another good size room to this livable plan. A basement recreation room version of this plan is included with each set of blueprints you order.



Compact to the Nth degree, with good traffic circulation and ample closets and storage. There's no need to decide now which exterior you like most, because each set of blue-prints you order for Design 267 shows details for building all four exteriors. The material lists also show the exact amount of materials required for each type exterior. Here's good living at a low cost!



DESIGN R 267
1,008 SQ. FT., 10,039 CU. FT.

1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN R 328

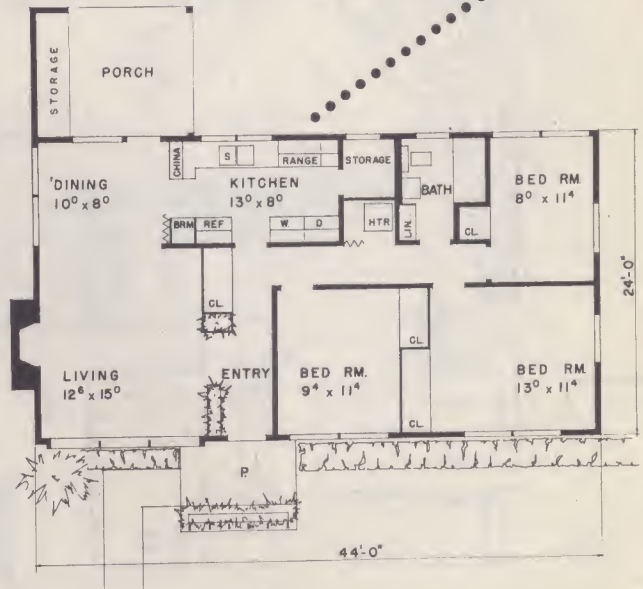
1,056 SQ. FT., 10,032 CU. FT.
WITHOUT BASEMENT

DESIGN R 329

1,088 SQ. FT., 18,658 CU. FT.
WITH BASEMENT



Built without a basement (plan #328) we have a house suited to any climate but particularly appropriate to the warmer sections of the country. The long living-dining area opens on a porch with storage facilities. A drastic change occurs in the kitchen area when a basement is included in the plan. Laundry and heating equipment move downstairs. There is room for another closet. Note the mud room for the children's boots. Ask for alternate plan #329 when ordering blueprints for basement version.



DESIGN R 330

1,056 SQ. FT., 10,032 CU. FT.

DESIGN R 331

1,056 SQ. FT., 17,952 CU. FT.

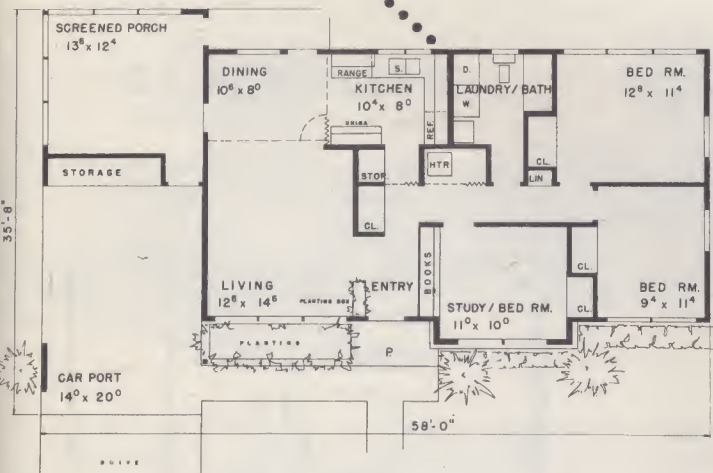
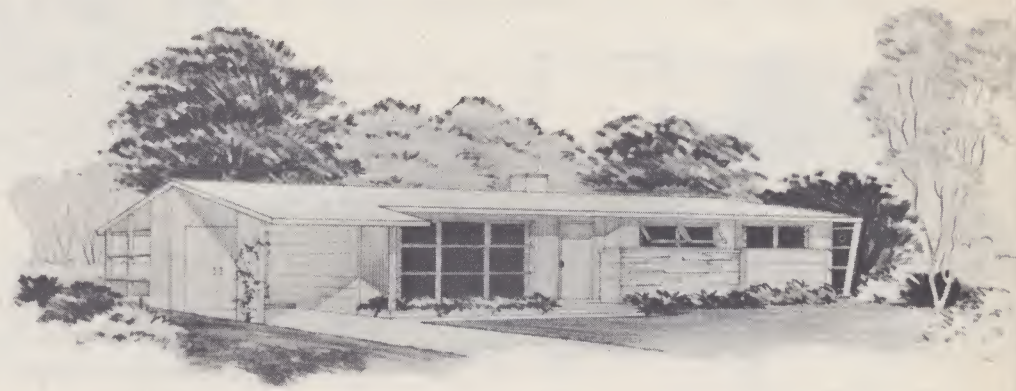
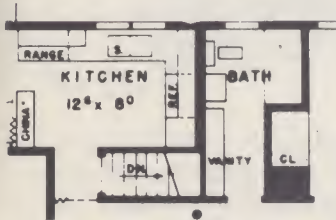
Like the other houses on these two pages, R 330-331 has good traffic circulation. All the living areas are easy to reach directly. It, like the others, is a rectangular plan; the most economical to build and to maintain. It would be perfect for a winter residence or an all-the-year around dwelling in the southland. With or without a basement it would be equal to a colder climate. This house is functionally planned for the convenience of a small family.

DESIGN R 310

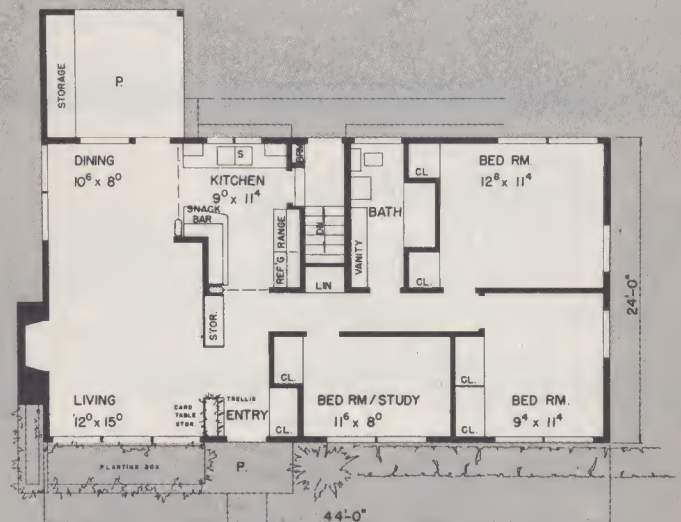
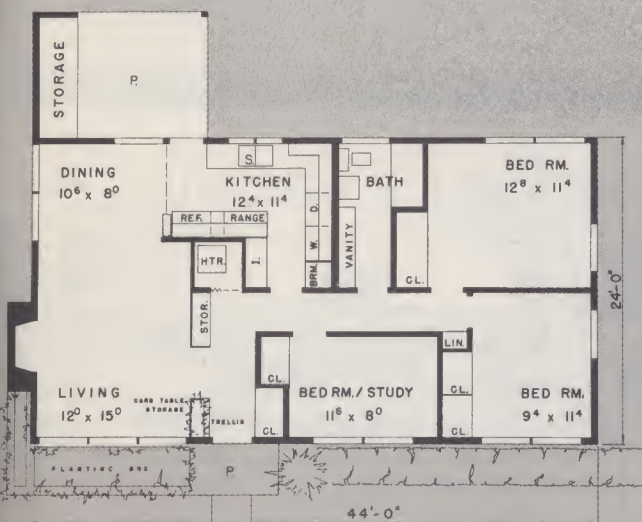
1,085 SQ. FT., 10,123 CU. FT.
WITHOUT BASEMENT

DESIGN R 311

1,085 SQ. FT., 18,445 CU. FT.
WITH BASEMENT



The folding room divider will provide privacy for the dining section or for the kitchen. There are two bedrooms and an alternate study-bedroom. With modern equipment, the laundry and bath are combined in the basementless house. The carport has storage space. With the addition of a basement, the laundry equipment and the heating unit no longer have to be considered on the first floor. Instead, we see a vanity in the bathroom; closet space rearranged; larger kitchen; and the china cabinet doubling as a room divider.

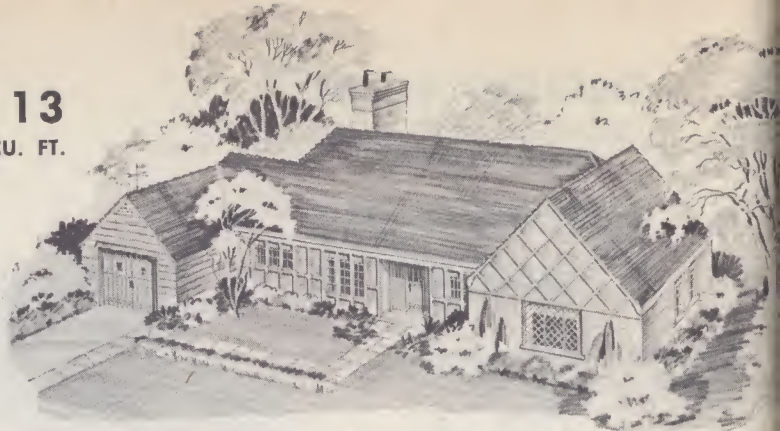
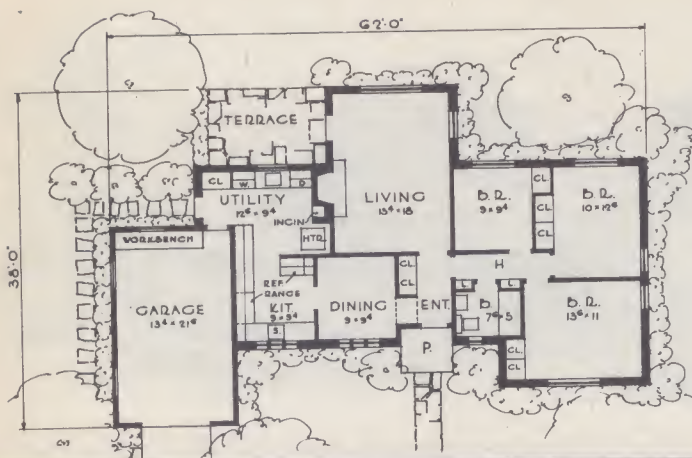


With the addition of a basement (R 331) the kitchen becomes smaller and there is a back hall and another entrance. The kitchen adds a snack bar. Otherwise the house stays substantially the same as R-330.

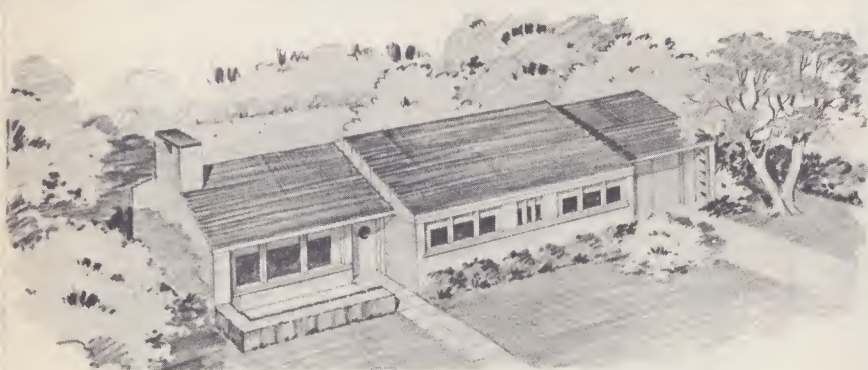
1 STORY HOMES 1000 to 1300 sq. ft.

DESIGN R 13

1,244 SQ. FT., 16,172 CU. FT.

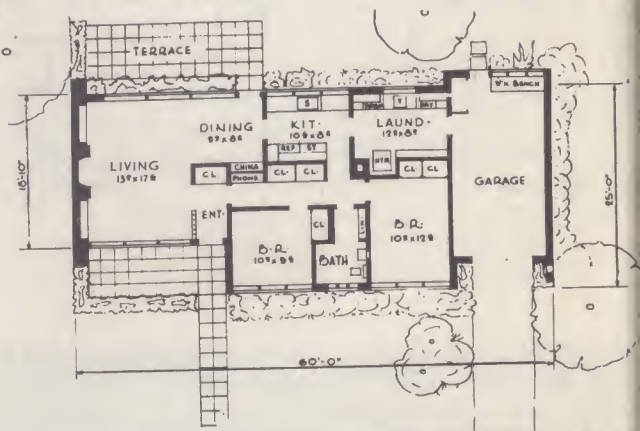


Stained half timbers and decorative brick patterns are natural materials characteristic of the English cottage designs. Although they are more expensive to use in this way, there is little doubt of their charming effect. The arrangement of the plan affords much privacy for all rooms with cross-room traffic at a minimum.



DESIGN R 18

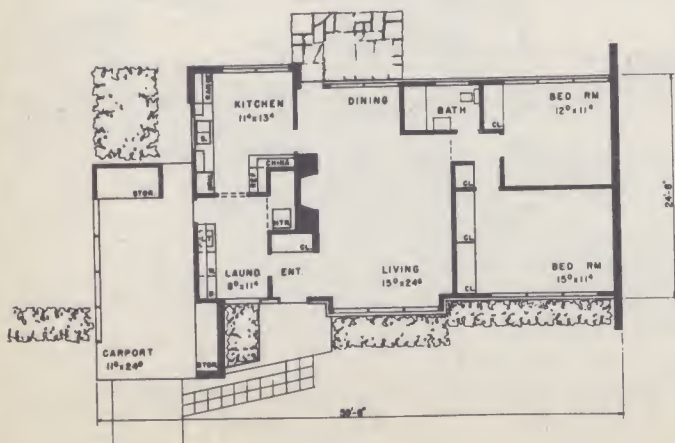
1,086 SQ. FT., 11,962 CU. FT.



Note how convenient this small home is to live in, the ease of movement from one area to another, the spacious living-dining space with view front and rear. Radiant hot water floor heating with pipe coils buried in the concrete provides a new comfort in living as gentle as the warmth of a spring day. Cold floors and drafts are eliminated, and housekeeping is reduced to a minimum—radiant heating is clean.

DESIGN R 283

1,232 SQ. FT., 12,381 CU. FT.

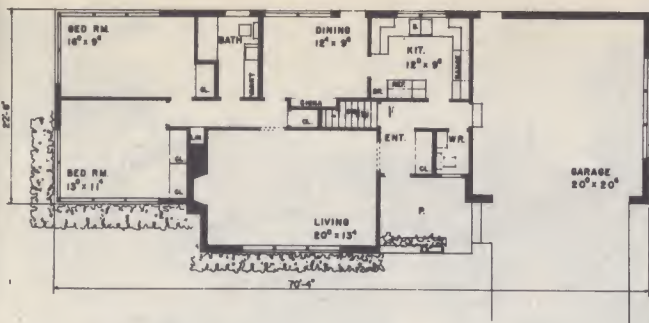


A clear-through living-dining area with adjoining terrace, a large nook area in the kitchen with built-in china, well lighted and cheerful laundry, a spacious master bedroom, generous closets and large carport storage areas all work to make this a most desirable design. The pleasing exterior is fashioned with brick and vertical V-cut siding. The low-pitch roof helps maintain that low, snug appearance.

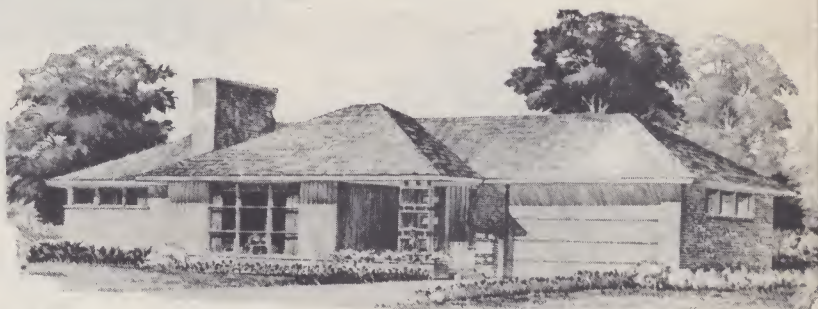
1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN R 282

1,219 SQ. FT., 21,942 CU. FT.



You will decide on this house if you like a pleasing combination of brick and wood; a larger than usual porch; a garage well integrated with the house; a smart looking hip roof; an efficient kitchen, a formal dining area; a conveniently located wash room; and an isolated living room with fireplace.

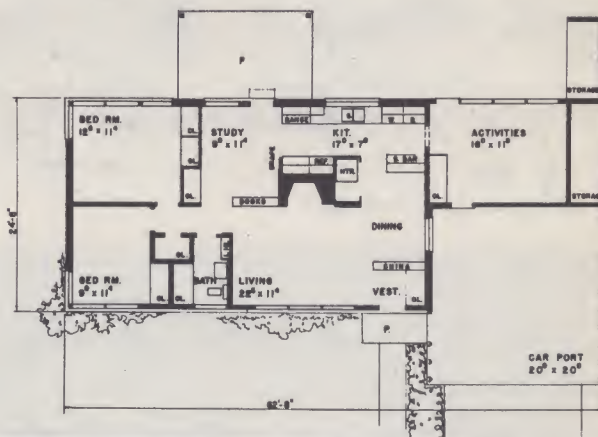


DESIGN R 277

1,248 SQ. FT., 12,336 CU. FT.

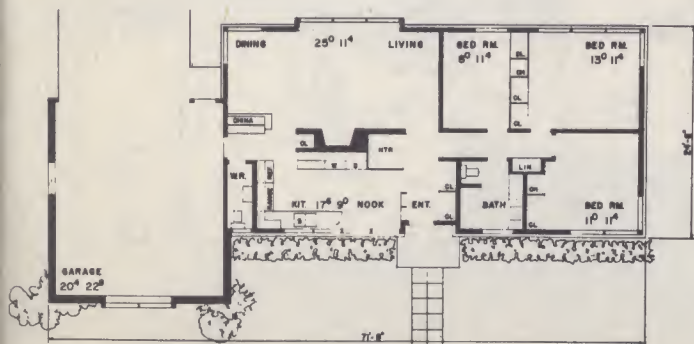


The unusual layout of this plan demands study to be fully appreciated. Note its openness—how the vestibule, living, dining, kitchen-laundry and study form one big area; yet they are distinctly set apart by the china, snack bar (with cabinets above), draw drape and bookshelves. All of these area separators are 6'-8" high, which leaves open spaces of from two to three feet above to the sloped ceiling to add to the open feeling.



DESIGN R 276

1,244 SQ. FT., 14,937 CU. FT.



Notice how the boxed dormer windows in the garage and the combination of brick and vertical boards on this house create a symphony of design. The plan has excellent traffic circulation, a convenient wash room and a well proportioned kitchen-laundry-nook. The dotted lines represent vertical slatted wood drapes. Note the counter top lavatory and the toilet separation in the bath; the two wardrobe closets for each bedroom; the wash room near the entrance to the house from the garage.

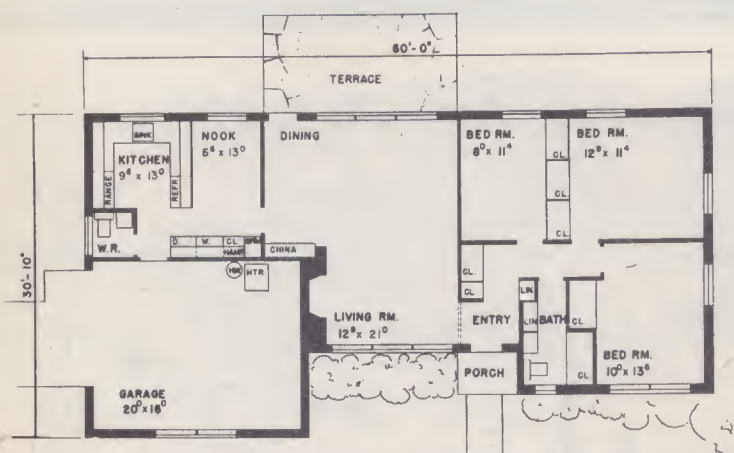
1 STORY HOMES
1000 to 1300 sq. ft.



View of living-dining area.

DESIGN R 273

1,258 SQ. FT., 14,565 CU. FT.



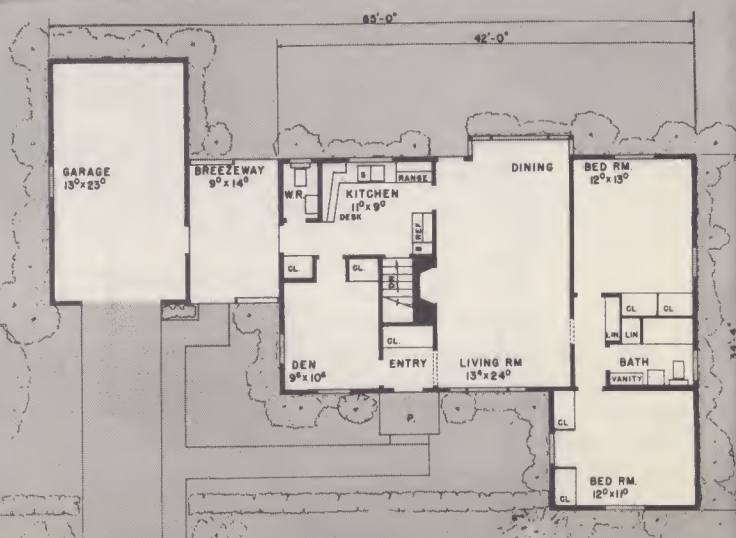
There's nothing lacking in this balanced design. Notice how the storage area of the garage permits the roof practically to hug the ground, and how the flower box and wide windows add charm to this arrangement. The efficient kitchen has a pass-through to the nook and houses the washer and dryer. The wash room is conveniently located. All bedrooms are well isolated from the service area and are accessible from the front entrance for convenience.



DESIGN R 264

1,142 SQ. FT., 20,482 CU. FT.

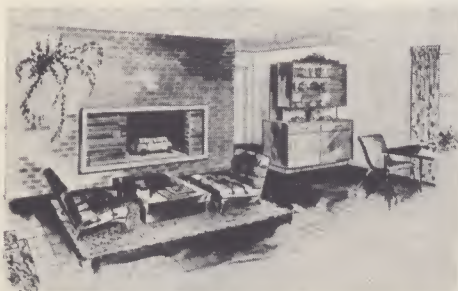
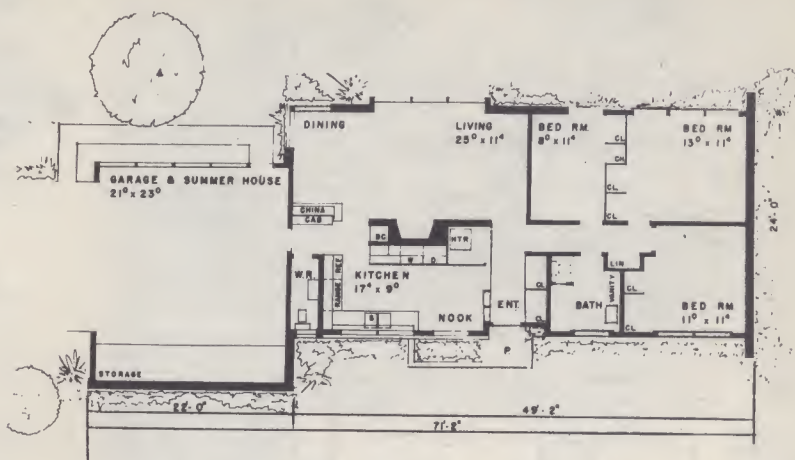
This neat, clean-cut home will assure you of many years of proud ownership. The breezeway will make your outdoor living enjoyable. With a wash room near the kitchen and a bath between the bedrooms, an often overlooked phase of *Convenient Living* is provided for. Notice the extended glass bay in the dining area for a three-way view.



DESIGN R 270

1,197 SQ. FT., 17,848 CU. FT.

Study this plan carefully. The shoulder high windows on the front make furniture placement easy. The solid brick end walls also provide privacy in the city and strike an interior decorating note, especially when combined with natural wood closets on the opposite walls. The dotted line by the entry represents a vertical slatted wood drape for privacy and easy access to the master room. The floor-to-ceiling brick fireplace wall, the ceiling slanted with the roof, and the floor-to-ceiling windows give the living-dining area a cheerful warmth.

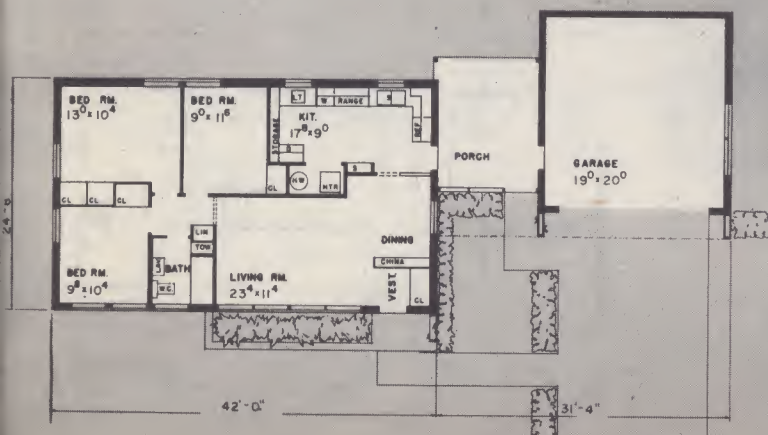


Living-dining view.



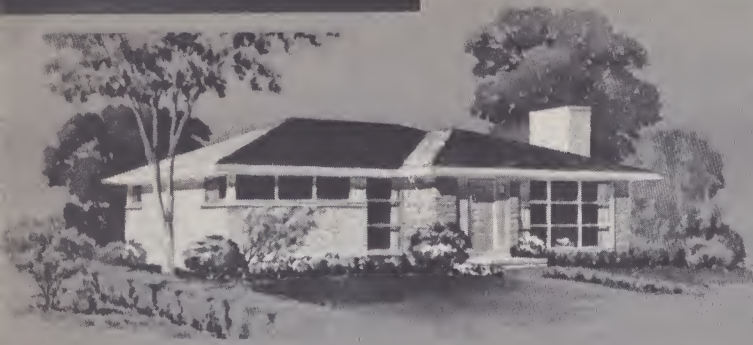
DESIGN R 285

1,034 SQ. FT., 10,782 CU. FT.



A big "little" house. The covered porch and garage make this house seem larger than it really is. But despite its size, you find three bedrooms and ample space in the living, dining, kitchen and laundry areas. The special features? Note the linen storage areas, the laundry tray and storage space in the work area, the china in the dining area, and the convenient closet in the vestibule.

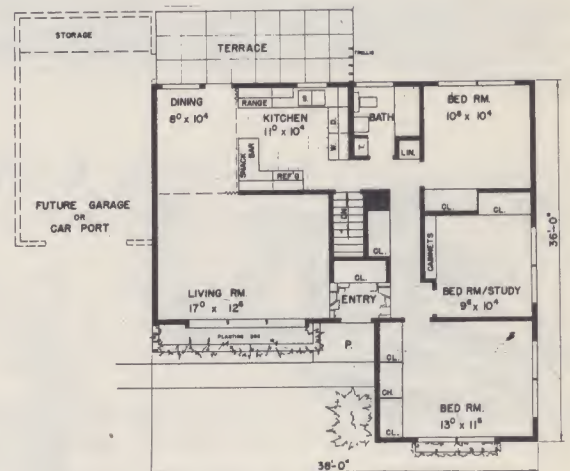
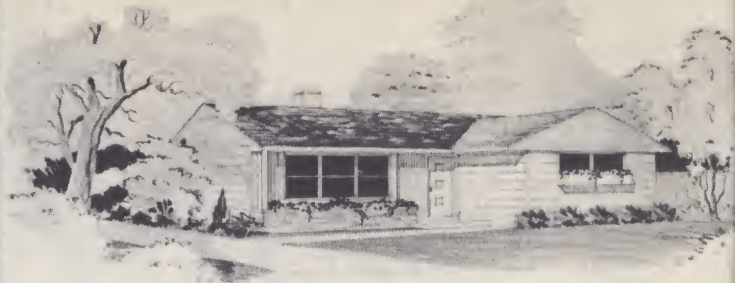
1 STORY HOMES
1000 to 1300 sq. ft.



DESIGN R 301

1,237 SQ. FT. 24,440 CU. FT.

Completely poised with the knowledge of its own competence, this little house stands four-square upon its plot and yields ground to no other. A study of the floor plan will disclose three bedrooms and bath. Many closets. The living room-dining room-kitchen section is conservative in treatment.



DESIGN R 319

1,120 SQ. FT., 20,660 CU. FT.

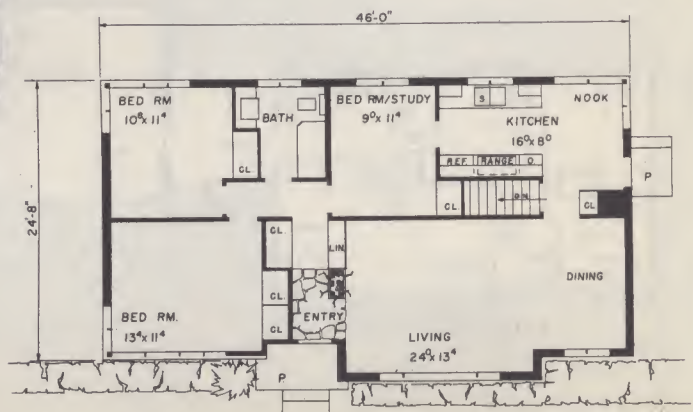
This three bedroom home is ideal for a narrow suburban lot. The center entrance results in excellent traffic circulation. Observe the location of the bath—adjacent to both the working and sleeping areas. The kitchen and dining room may function together or separately by merely opening or closing the folding walls.

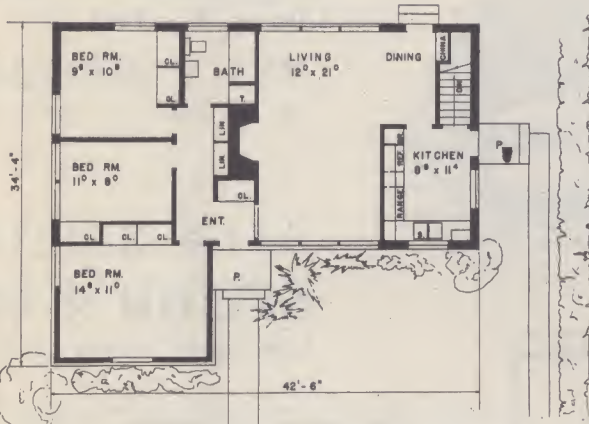


Richard B. Pollman has provided an unusual amount of wall space in this Convenient Living home. Wall space in the living-dining area will permit excellent furniture arrangement and the use of corner windows gives good wall space in bedrooms. The combination bedroom and study at the back of this home may be used as a library or cozy television room.

DESIGN R 488

1,162 SQ. FT., 22,186 CU. FT.

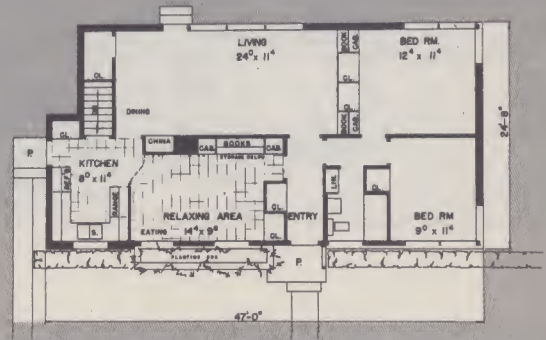




DESIGN R 187

1,146 SQ. FT., 21,445 CU. FT.

The above pictures of the home and floor plan tell the story of a friendly little house that gives a lot of living for a modest amount of money. It has the best features of larger, more expensive houses: large windows; pleasing living-dining room; and three bedrooms.



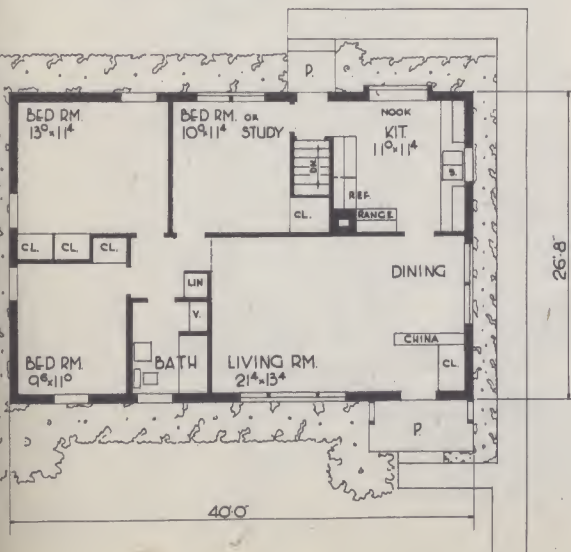
DESIGN R 247

1,129 SQ. FT., 21,243 CU. FT.

The unique feature of the small house presented here is the "relaxing area," an easy to clean section of the house especially set aside for fun activities. It acts in co-operation with the kitchen, and together they present an area of some size which may be devoted to entertaining, family living, recreational activities, or just plain resting.

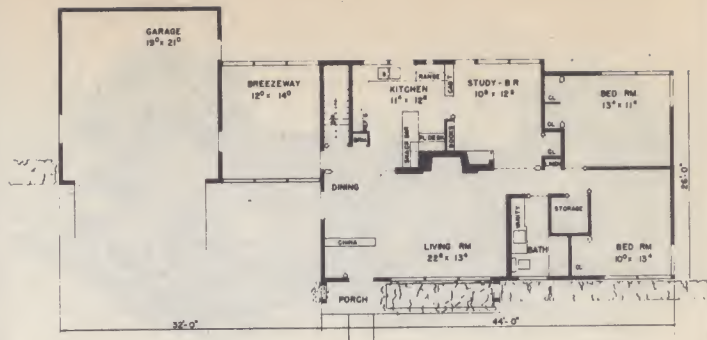
DESIGN R 184

1,067 SQ. FT., 20,960 CU. FT.



A sturdy little house of dignified lines suitable to any locality. A house of wide and enduring appeal. A fine investment in living comfort; a wise investment in money. Perfect for young home-makers or for a retired couple. This house has a basement.

1 STORY HOMES
1000 to 1300 sq. ft.



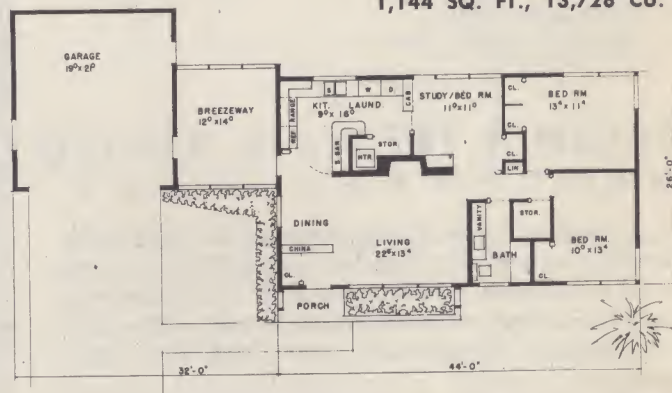
DESIGN R 41

1,186 SQ. FT., 22,408 CU. FT.

DESIGN R 42

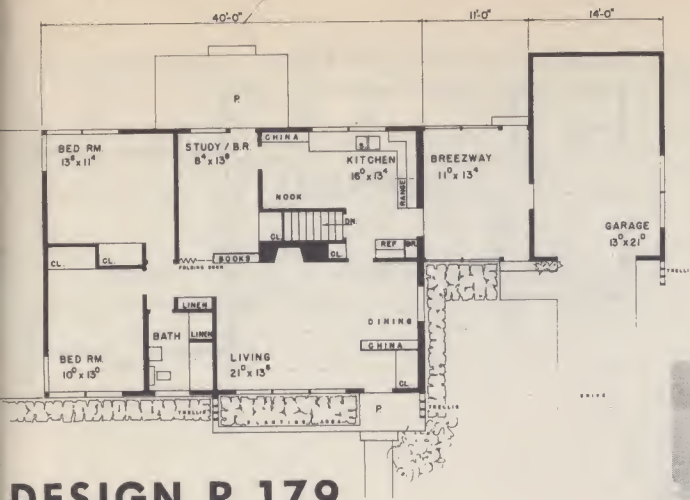
1,144 SQ. FT., 13,728 CU. FT.

This pleasing exterior, with wide butt cedar shakes, applies to design R 41 (with basement) and to design R 42 (without basement) below. The fixed double pane insulating windows in the breezeway and living room have ventilating panels below. This also permits year 'round use of the breezeway. The easily opened and closed folding walls and doors (dotted lines) provide a means for quickly achieving privacy or for expanding an area.



DESIGN R 368

1,194 SQ. FT., 20,287 CU. FT.

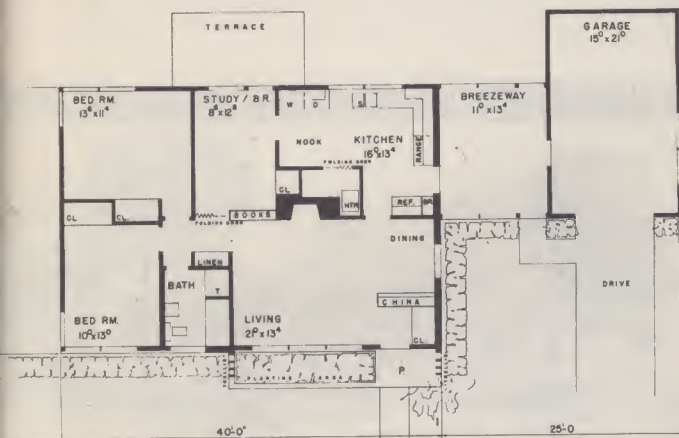


DESIGN R 179

1,132 SQ. FT., 22,086 CU. FT.

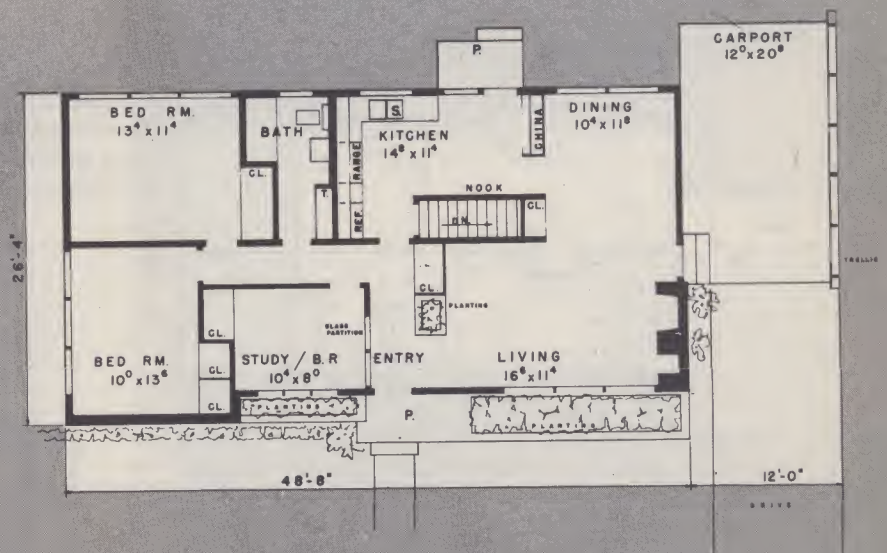
DESIGN R 180

1,132 SQ. FT., 13,030 CU. FT.



The ideal combination of compactness and roominess is embodied in this well-balanced alignment of home and garage. The roomy breezeway can easily be converted to add living space. The quarried stone will lend itself beautifully to the landscaping of the grounds. The blueprints for these two designs, as well as all others in this book, carry the seals of Palmquist & Wright, Architects, A.I.A.

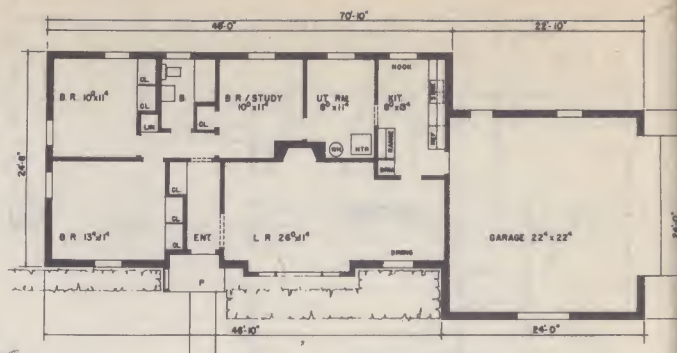
Quarried stone, vertical siding and masses of glass, when used in the correct proportion, produce a delightful exterior design. The glass partition of the study eliminates the cramped feeling experienced in smaller rooms, without forsaking utility. The L-shaped kitchen, with cabinets above the range and refrigerator, means efficient operation.



1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN R 49

1,186 SQ. FT., 13,297 CU. FT.

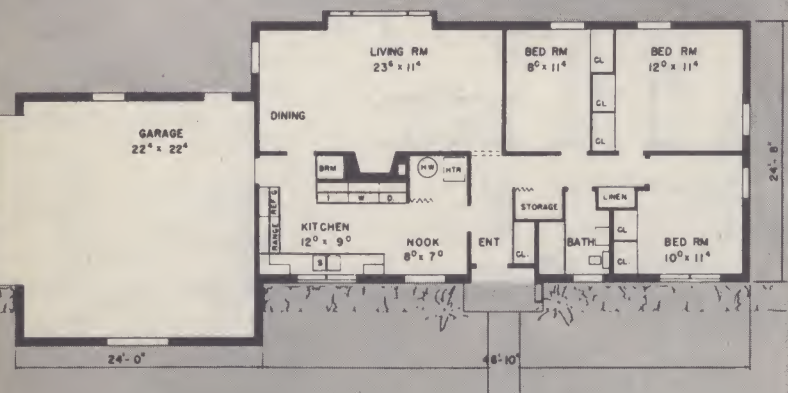


The twenty-six foot living-dining area with the large bay window should make you sit up and take notice of this inviting brick veneer home. With a separate utility area, the washing, ironing and other household chores can be kept by themselves.



DESIGN R 52

1,186 SQ. FT., 13,554 CU. FT.



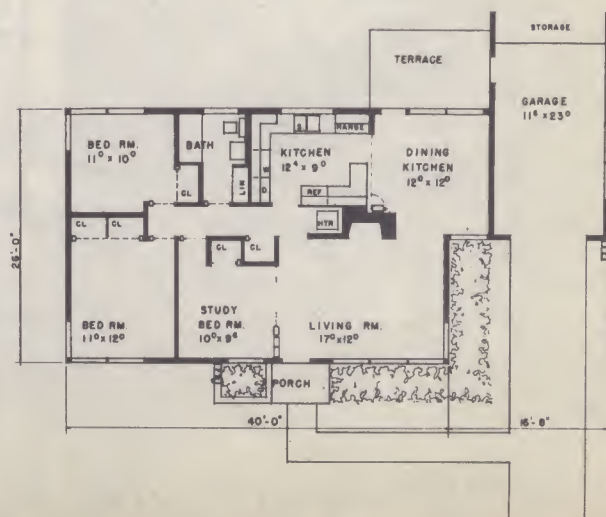
Study this plan for such features as an efficient kitchen-laundry with a good size nook, traffic circulation that will save wear and tear on floors, a living room bay opposite the fireplace, and plenty of closets.



DESIGN R 47

1,095 SQ. FT., 10,908 CU. FT.

A pleasing combination of a low pitch roof, panel type windows, wide horizontal and V-cut vertical siding, and a brick planting area with an interesting trellis make this home a real charmer. Study the floor plan. Observe the use of folding doors.



1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN R 30

1,257 SQ. FT., 14,110 CU. FT.



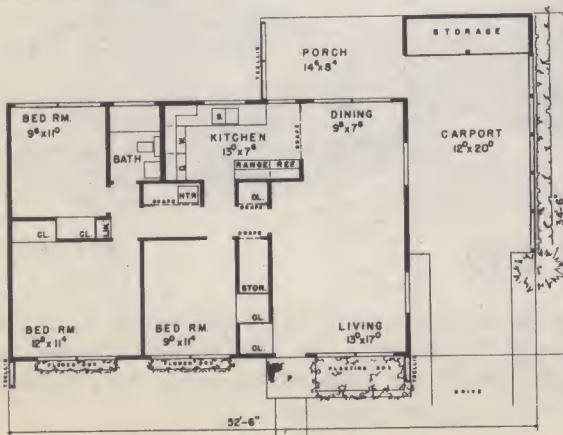
Simplicity lends distinction to this clean-cut, three-bedroom home planned for efficient living. Notice the pleasing contrast of vertical v-groove boards and the long horizontal line of the window shading roof overhang, which joins the flat-roofed garage.



DESIGN R 351

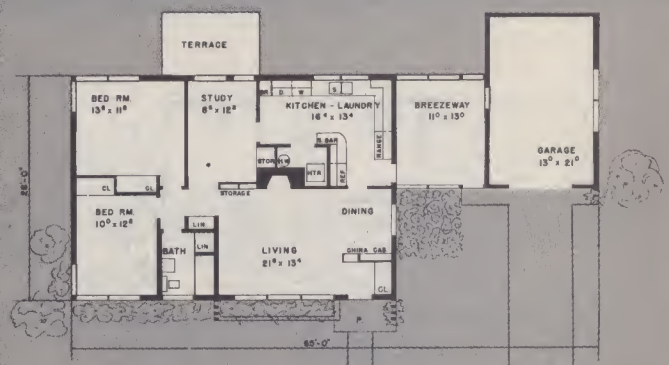
1,040 SQ. FT., 11,006 CU. FT.

For the young family. Three bedrooms, a large living-dining area, an efficient work area, and an abundance of storage space are features to satisfy the requirements of most young families. Seldom are these features, plus a porch and carport, found in such an attractive and economically constructed home.

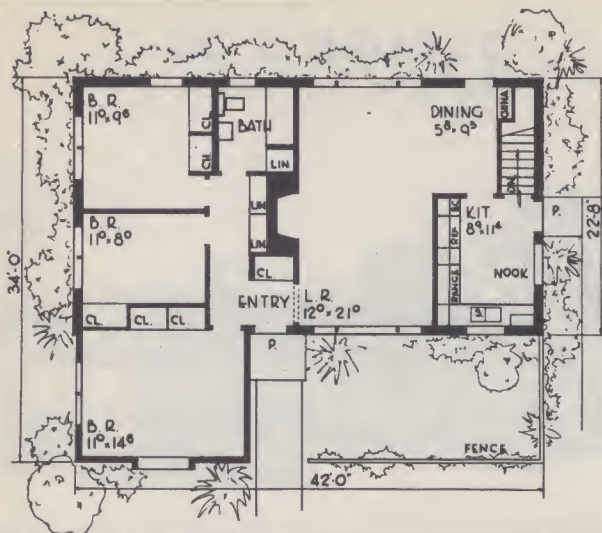


DESIGN R 245

1,120 SQ. FT., 13,300 CU. FT.



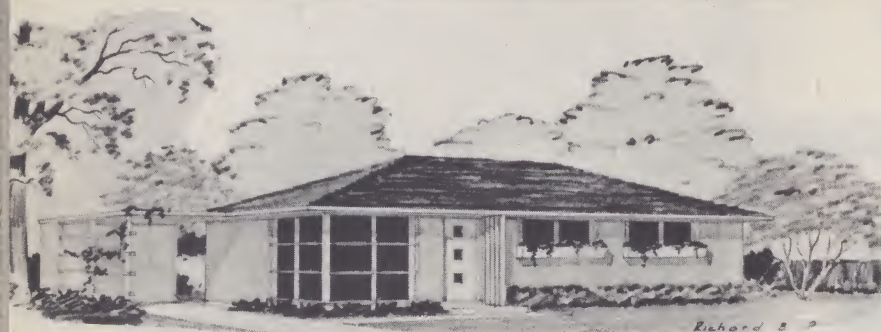
A study of the floor plan shows many interesting features; the living-dining area has a fireplace and built-in cabinets for china and storage. There are two bedrooms with large closets and a study that can serve as a guest room. All are adjacent to the bathroom.



DESIGN R 183

1,130 SQ. FT.
21,470 CU. FT.

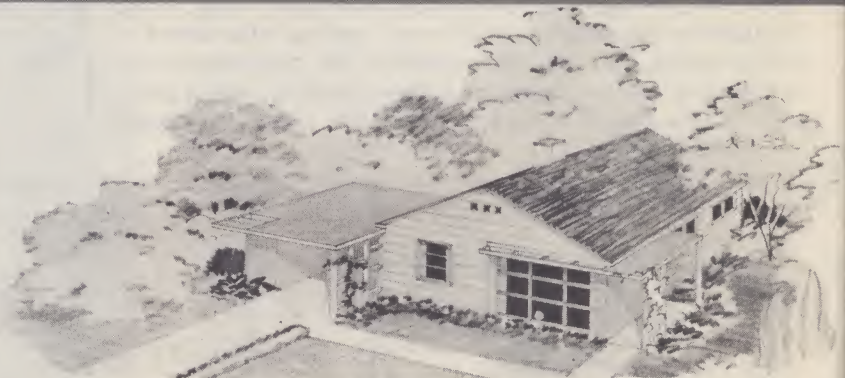
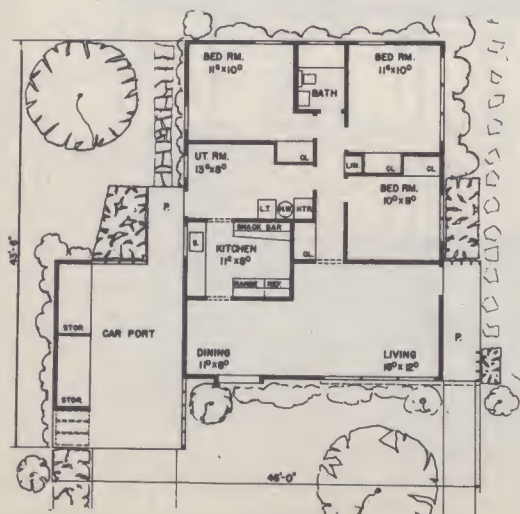
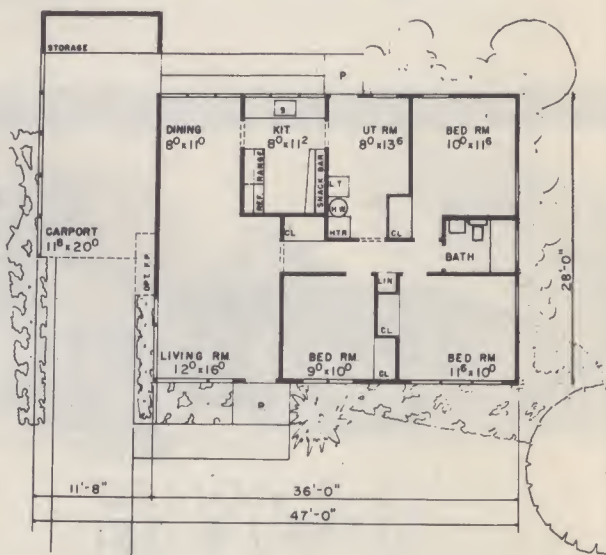
The exterior of this home is similar to one on page 45, but the floor plan is entirely different. The location of the fireplace and the kitchen, as well as the layout of the living-dining area, have been changed. Which do you prefer?



DESIGN R 258

1,008 SQ. FT.
11,876 CU. FT.

In this low-slung hip roof contemporary design you have such big home features as: three bedrooms, ample utility space, and good traffic circulation. The big low windows capture the beauty of the planting area.



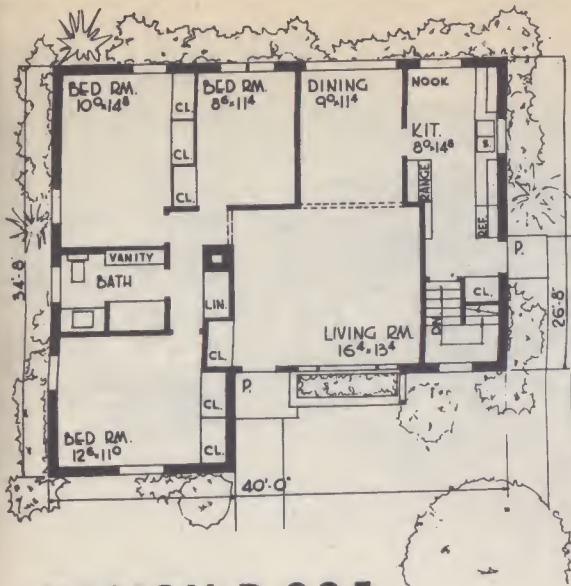
DESIGN R 259

1,008 SQ. FT.
12,092 CU. FT.

Modern, up-to-the-minute design makes this home as livable on the inside as it is attractive on the outside. Notice the abundant storage area in the carport. Ingenious Mr. Pollman turned E 258 sideways to create this one.

1 STORY HOMES
1000 to 1300 sq. ft.

Imagine your home—a bath with a vanity, bedrooms with two closets, and a dining room with a picture window! Observe the location of the grade door in relation to the kitchen and the basement stairs. Gracious living, *Convenient Living*.



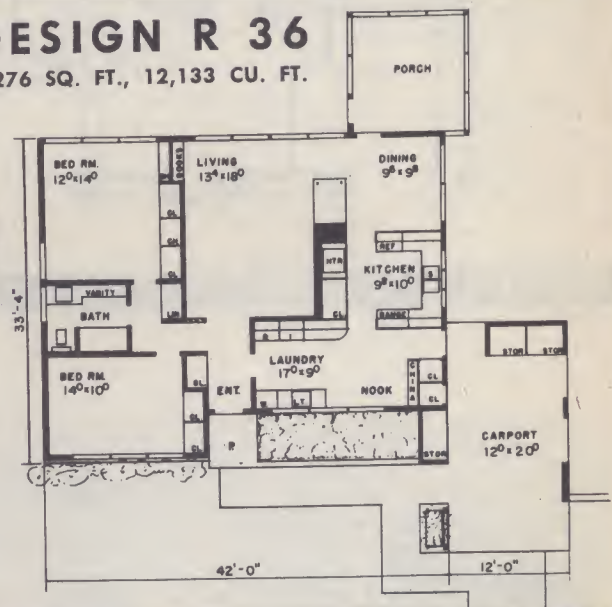
DESIGN R 225

1,199 SQ. FT., 22,781 CU. FT.



DESIGN R 36

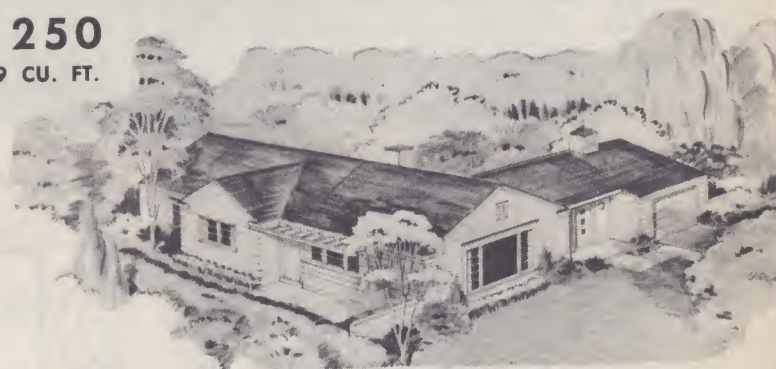
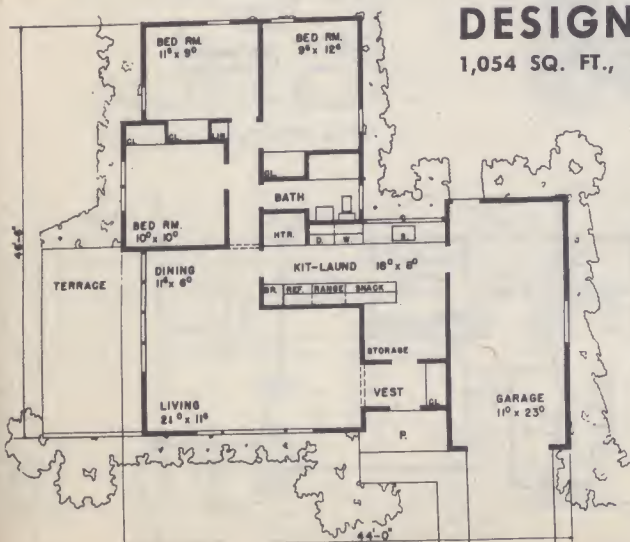
1,276 SQ. FT., 12,133 CU. FT.



This is a hip-roof modern with shoulder high windows on the front where the privacy is usually needed. The traffic circulation is excellent. There are abundant storage facilities and the work area is designed for efficiency. The three-way fireplace can be enjoyed from either the living or dining area.

DESIGN R 250

1,054 SQ. FT., 11,489 CU. FT.

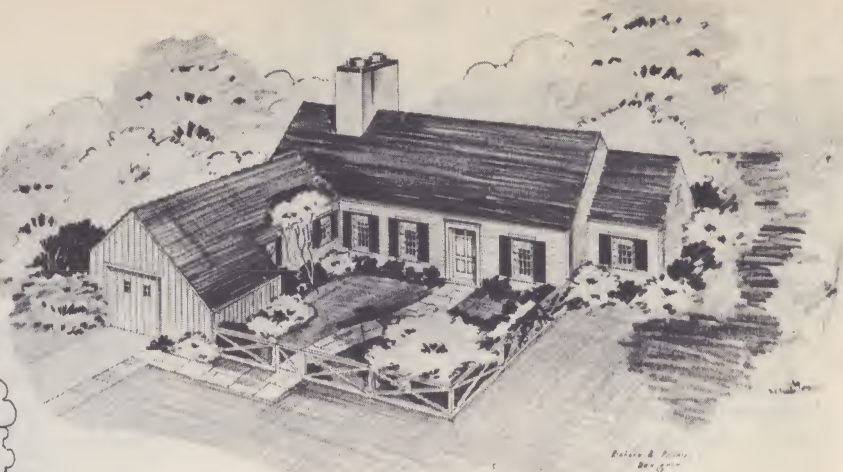
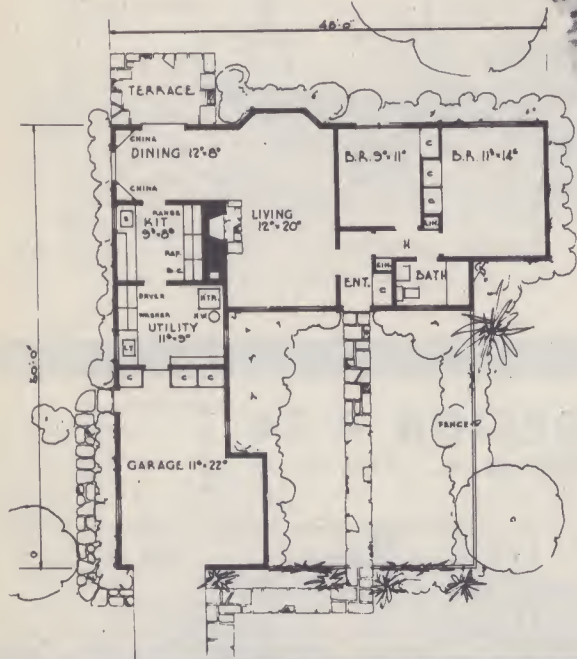


Pleasant to look at—delightful to live in! The corridor design of the combined kitchen-laundry with its snack bar and a large storage area is the last word in efficiency. Here is a design that would be ideal for that corner lot.

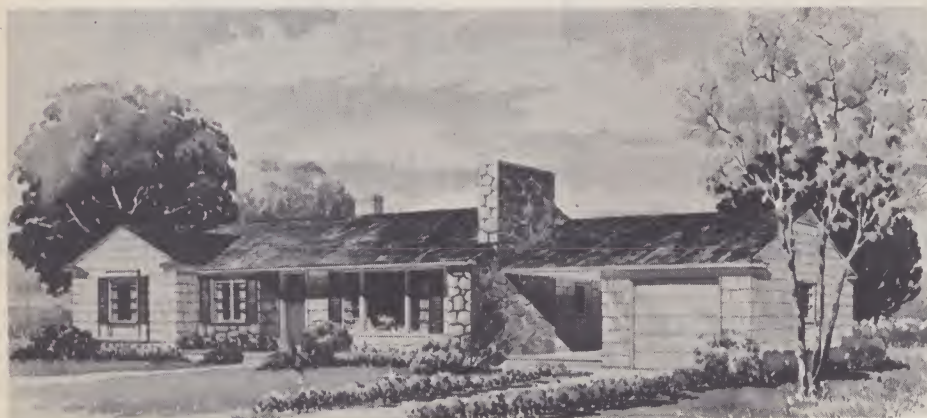
1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN R 21

1,043 SQ. FT., 15,122 CU. FT.



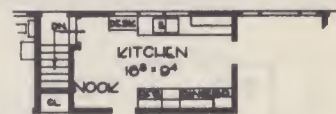
This small Cape Cod cottage has eye appeal. The L-shaped plan seems to create a rambling design, and the fence enclosed entrance court with beautiful flowers and planting offers a pleasant invitation to step inside. With the garage so near the street, the winter problem of shoveling snow is almost negligible. Note the large storage area and cabinets provided in the garage. The large living room has an attractive bay window, and corner cabinets in the dining-L are a pleasant touch.



DESIGN R 186

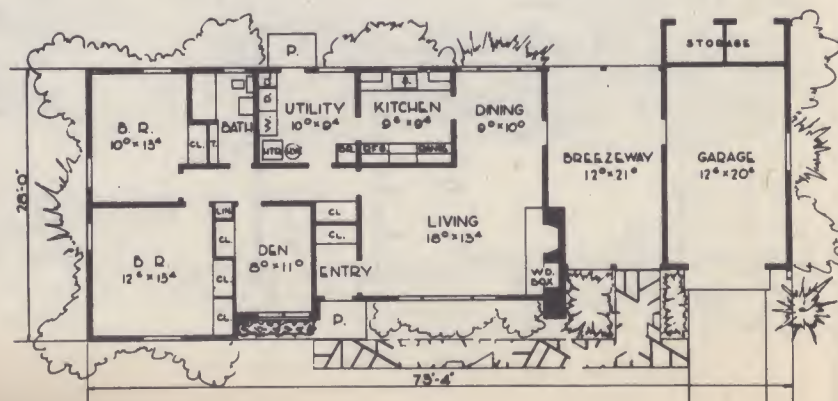
1,229 SQ. FT., 15,100 CU. FT.

24,932 CU. FT. (WITH BASEMENT)



Stairway location if built with basement.

A favorite anywhere. Here is an example of the blending of modern design—the ranch type home—with the more traditional of exterior features. Fieldstone, cedar shakes and shutters give this lovely home a character of its own. If blueprints and material lists are ordered for this design, both the basement and basementless versions will be received with each set. Compare this home with design R 262





1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN R 24

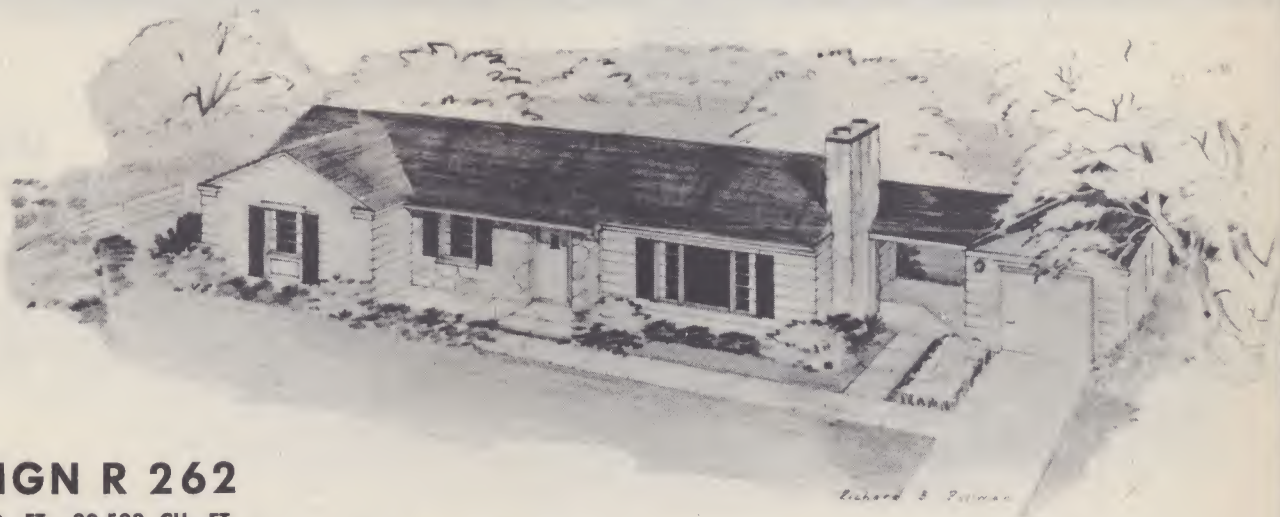
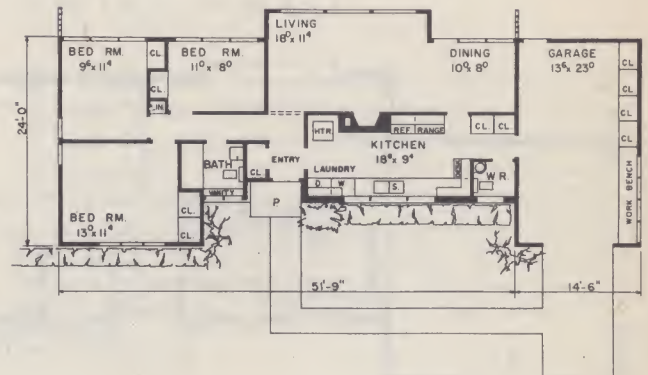
1,106 SQ. FT., 12,166 CU. FT.

STREET VIEW



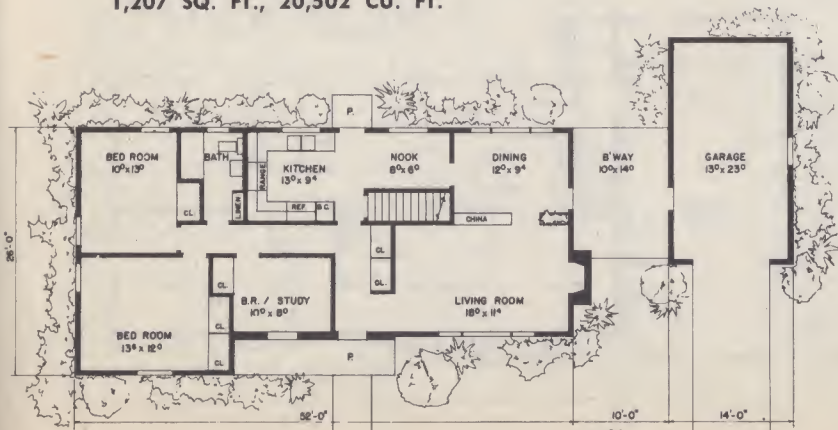
GARDEN VIEW

In this house with its rear solar windows, the beauties of nature come right inside through the wide expanse of glass. Solar houses are extremely pleasant both inside and out. You will love their airy brightness and spaciousness. Small homes never had these qualities in the past. With proper planning, the exterior "sun visor" is inconspicuously integrated in the design.



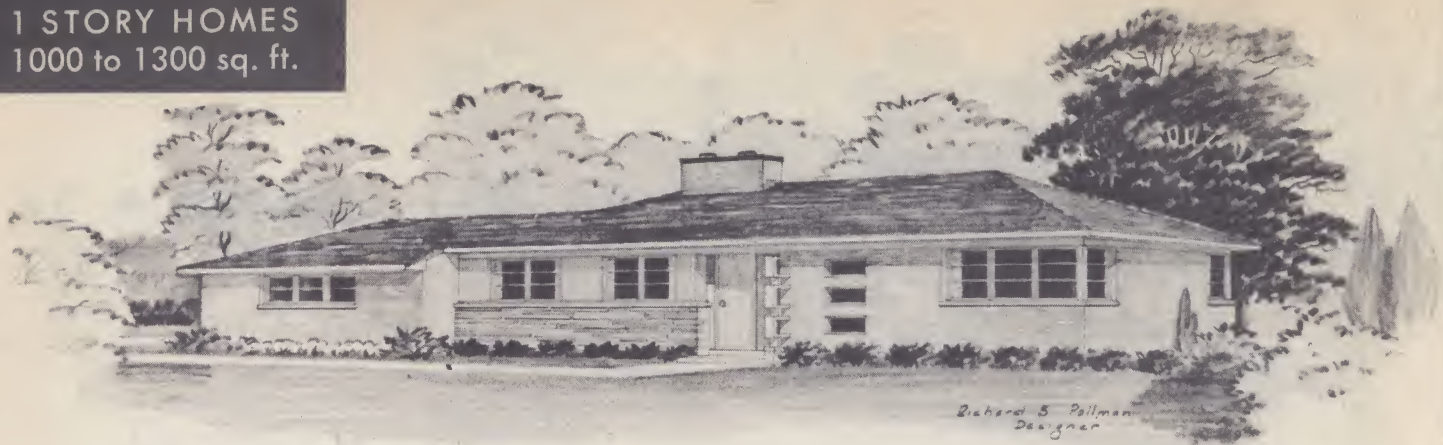
DESIGN R 262

1,207 SQ. FT., 20,502 CU. FT.



An efficient U-shaped kitchen, a roomy breakfast nook, a fireplace, the living room separated from the spacious dining area by a china and indoor planting box, and excellent traffic circulation make this interior one in which you will want to live. The split field-stone, the picture window and the breezeway enhance its exterior beauty.

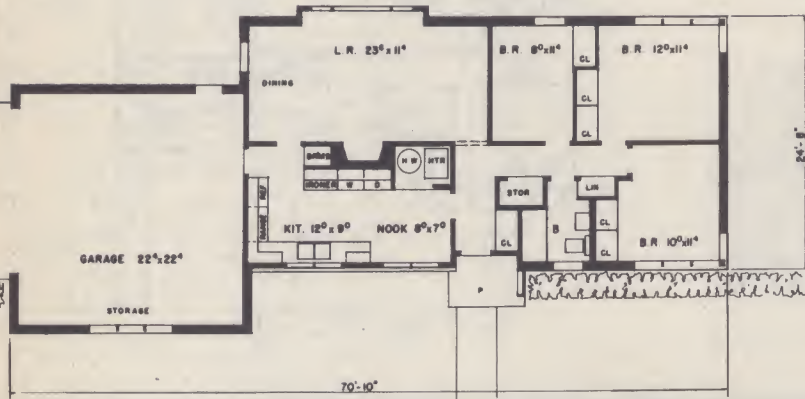
1 STORY HOMES
1000 to 1300 sq. ft.



Richard S. Pollman
Designer

DESIGN R 51

1,185 SQ. FT., 13,527 CU. FT.



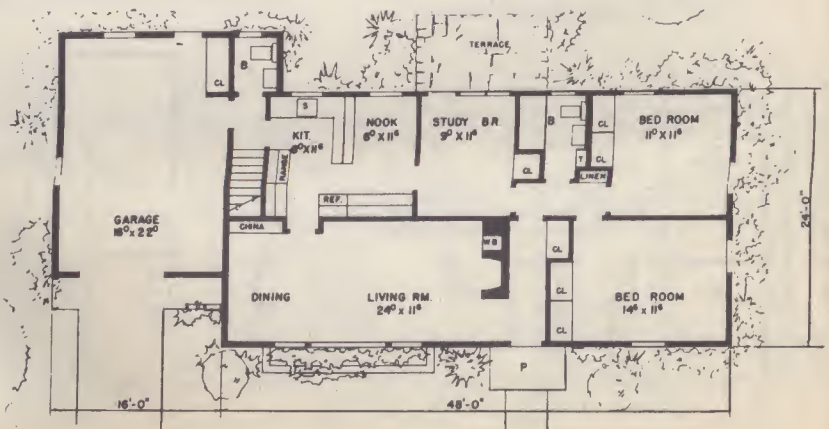
Study the efficiency of layout: a kitchen that sacrifices nothing in providing ample eating space and room for the washer, dryer and ironer; a pleasant living room with dining at one end; windows and doors in the three bedrooms are placed to provide maximum use of wall-space for good furniture arrangement; nine closets for helping the homemaker keep an orderly house; and an oversize storage garage for toys and tools. Notice how the stone and V-cut boards provide relief for the brick veneer.

DESIGN R 265

1,177 SQ. FT.,
21,186 CU. FT.



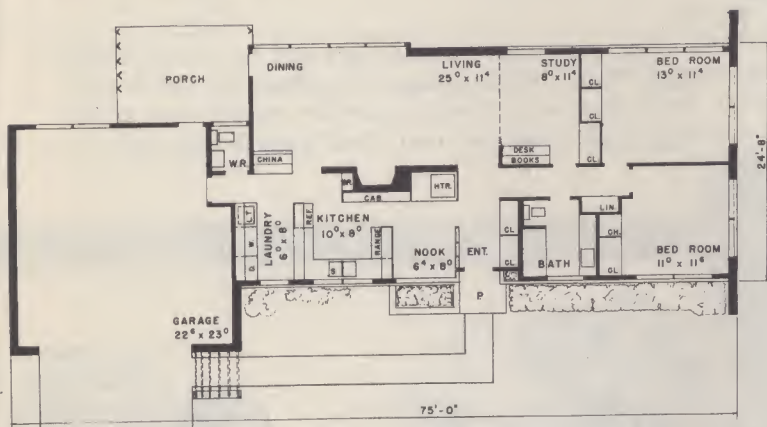
Vertical siding and a large picture window overlooking a long ledgerrock planting box give this design exceptional appeal. The proximity of the basement stairs to the garage eliminates excess cross-room traffic. A large nook, a study opening on the terrace, a bathroom plus lavatory, and a sweeping living-dining area put a warranty of satisfaction on your future.



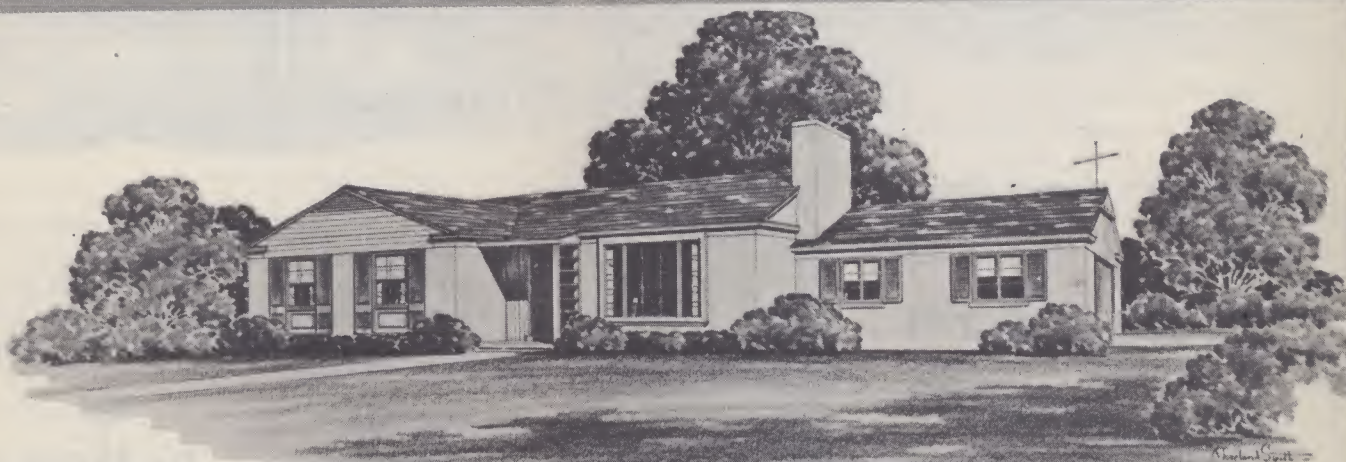


DESIGN R 29

1,281 SQ. FT., 12,993 CU. FT.



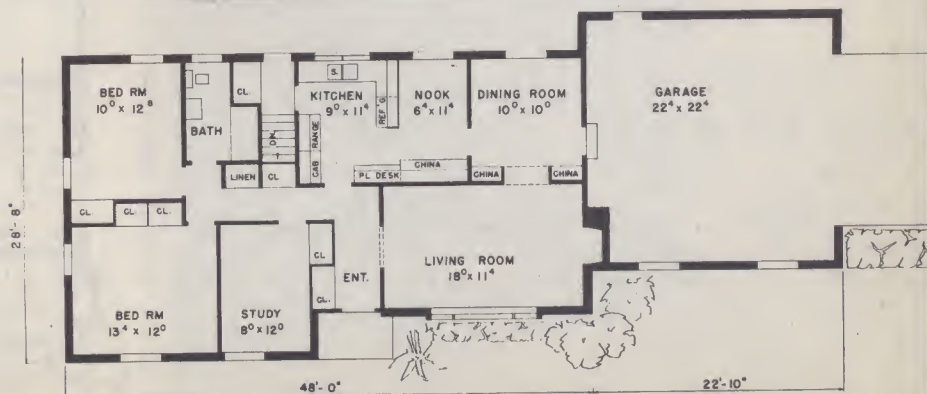
Notice how the study or third bedroom can be made a part of the living-dining area by sliding back the folding wall. In addition to good traffic circulation and a conveniently located porch, you will find plenty of closets, cabinets and built-ins. Especially noteworthy is the efficient arrangement of the kitchen and laundry areas and the convenient location of the washroom near a grade entrance.



DESIGN R 54

1,276 SQ. FT., 24,746 CU. FT.

Many people prefer a front entrance that leads to any part of the house. The dining and living separation is made with two chinas. A third china and planning desk is in the kitchen-nook. In addition, there are eight closets! Don't overlook the handy one just inside the rear grade door.

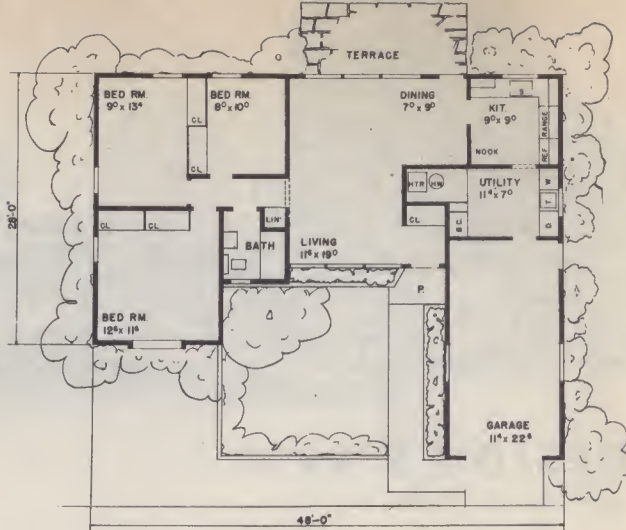


1 STORY HOMES
1000 to 1300 sq. ft.

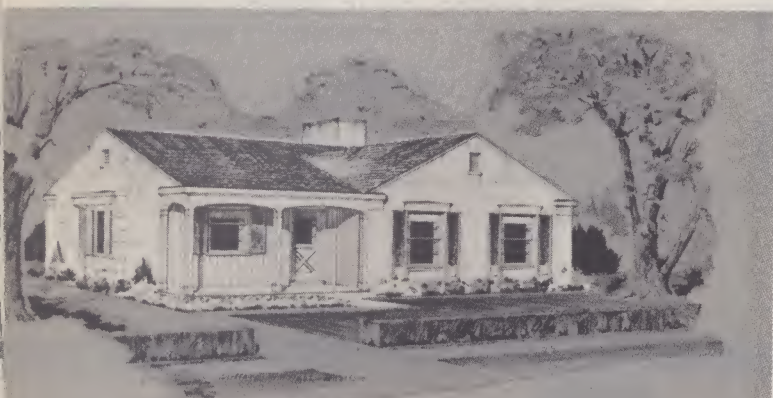


DESIGN R 252

1,040 SQ. FT., 10,982 CU. FT



The garage and fenced court add beauty to this design. Study the advantages of the floor plan-nook space in kitchen; utility room accessible from kitchen as well as garage; front and rear views from living room.



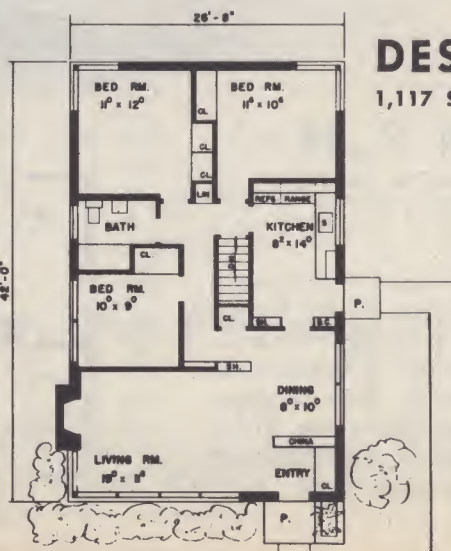
DESIGN R 236

1,186 SQ. FT., 22,497 CU. FT.

You'll swell with pride in greeting your guests at the door of this charmer. Don't overlook the large nook and living areas and the abundance of closets and built-ins. There is a grade door to the terrace from the living-dining area.



A three bedroom home for the narrow lot. The hip roof, built-in gutters and panel windows give it that up-to-date look. Notice how the dining area is set apart from the living area without creating a cramped feeling.

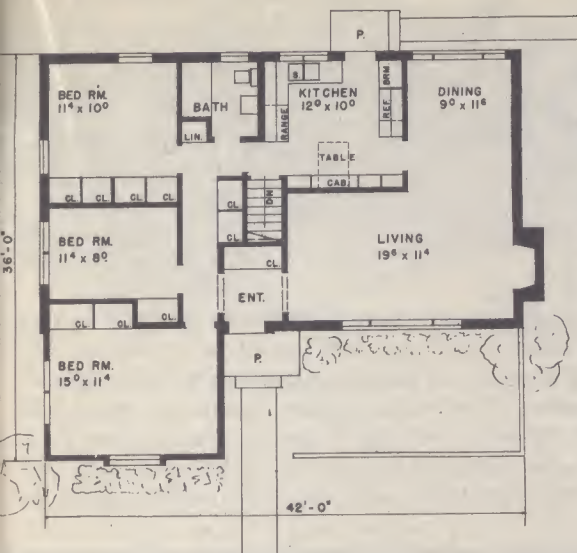


DESIGN R 274

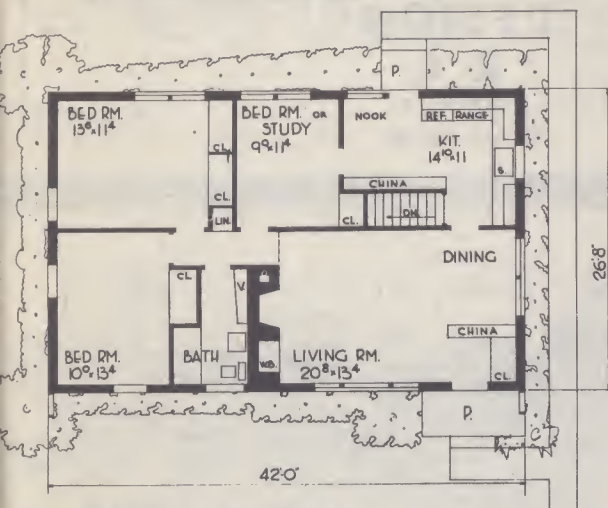
1,117 SQ. FT., 21,275 CU. FT.

DESIGN R 31

1,218 SQ. FT., 23,908 CU. FT.



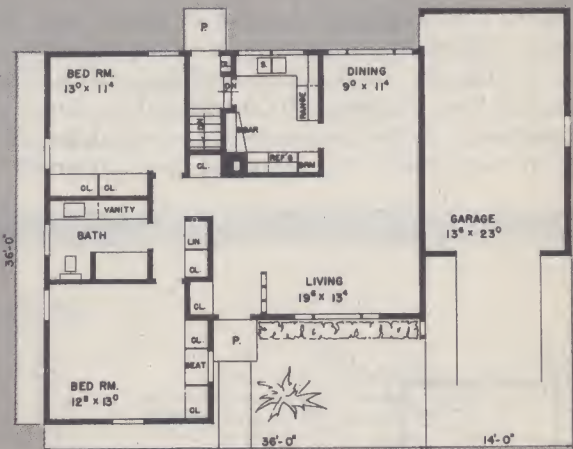
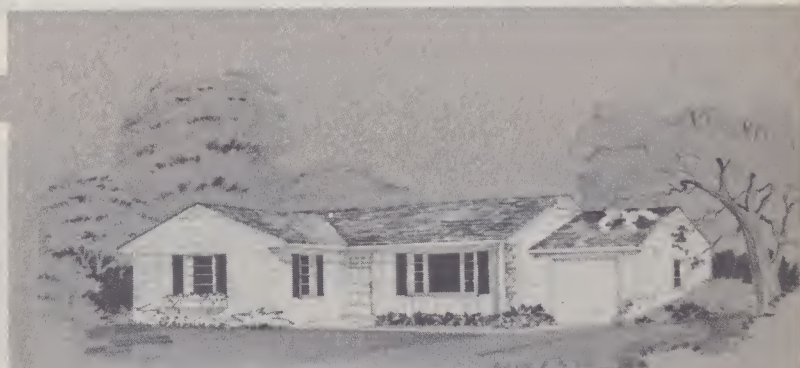
Relief is provided for the brick veneer by having a projecting bedroom of vertical boards and battens. The fence idea is a good one too. The extra wall of kitchen cabinets and the eleven closets help to keep an orderly house.



DESIGN R 227

1,117 SQ. FT., 20,106 CU. FT.

This brick veneer home has a vertical board and batten front. The combined fireplace and woodbin near the attractive window will add charm to the hours spent in your living room. Don't miss the built-ins. Blue-prints for this design show alternate breezeway and garage details.



DESIGN R 80

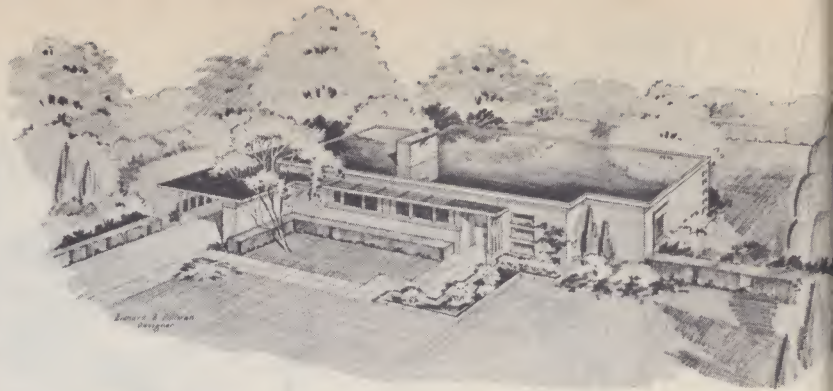
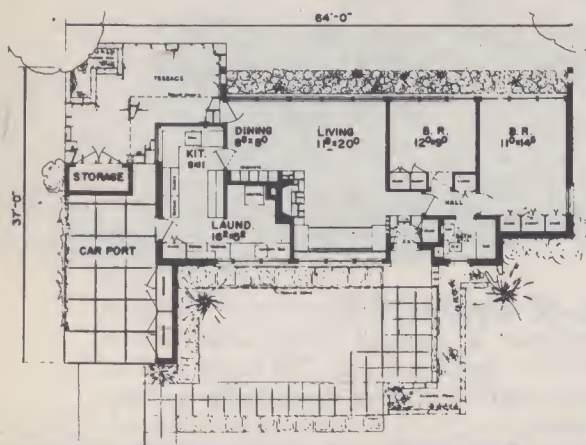
1,096 SQ. FT., 20,319 CU. FT.

See the seat below the third window in the front bedroom, the counter-top lavatory and vanity, and the "what-not shelf" trellis and the closet at the front entrance. The large landing at the rear door should not be overlooked either.

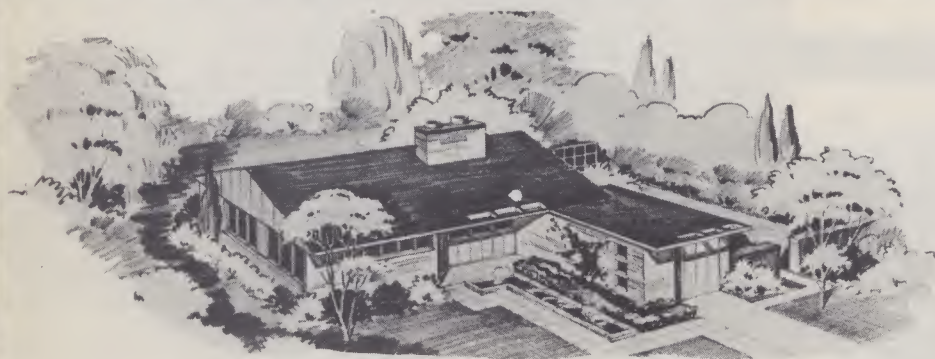
1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN R 11

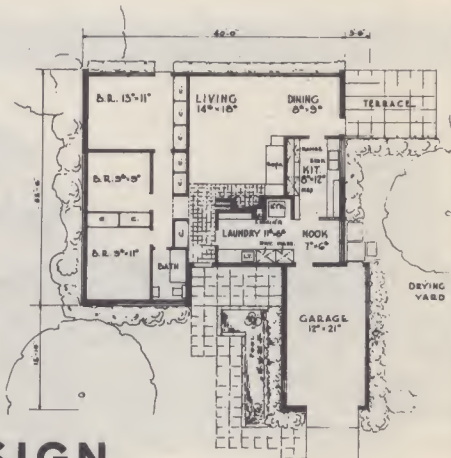
1,024 SQ. FT., 10,180 CU. FT.



Water on the roof? It might surprise you but the idea is very old, especially in some commercial and industrial buildings. The fact is, that it is a fine way to provide summer comfort economically. Another feature of this small home is the rear glass wall facing south and the wide "sun visor" projection over the glass. Yes, it is a solar house designed to harness the low winter sun for heating. The cheerfulness of solar windows adds much joy to living.

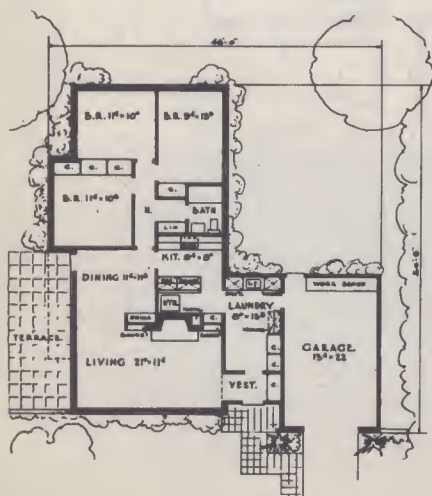


Emphasis has been placed on modern detail combined with a low pitched, overhanging main roof in this design. The exterior walls of colorful ledgerrock stone and plywood panels blend into the landscaping and become a natural part of the setting. The large living-dining area has been arranged for functional furniture groupings. Note the convenience of the combined kitchen-nook-laundry. Also, did you see the dramatic pool at the protected front entrance?



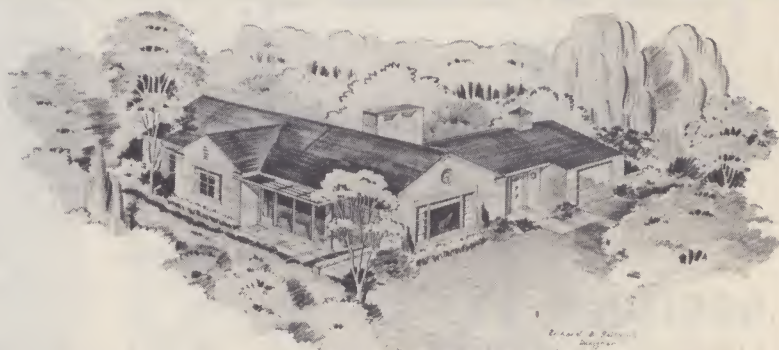
DESIGN R 6

1,160 SQ. FT.,
12,830 CU. FT.



DESIGN R 9

1,300 SQ. FT.,
14,224 CU. FT.



This three bedroom home is a modified colonial design of red brick and stained cypress trim. The natural colors of all of the materials blend with the landscaping for a charming effect. The L-shaped plan provides a definite separation of the outdoor living and service yards and has been designed for flexibility of family living. The work center is handy to the bedrooms and entrances. Note the incinerator tucked away with the heater behind the fireplace.

Richard B. Pollman

DESIGN R

1-800-625-8777 12-8222 CUB

1,160 SQ. FT., 13,922 CU. FT.

This floor plan shows a ranch-style house with a total width of 48'-0" and a depth of 47'-0". The layout includes a large central living and dining area (22' x 11') with a fireplace and access to a terrace. To the left are two bedrooms (13' x 11' and 10' x 11') and a bathroom. The right side features a kitchen (8' x 10'), a bathroom, and a laundry room (6' x 10') with a door to the garage (12' x 22'). A central hallway provides access to a linen closet, a closet, and a bathroom. The plan also includes a terrace, a patio, and a stone wall along the bottom edge.

48'-0"

TERRACE

B.R. 13' x 11'

CHEST

BOOKS

LIVING & DINING 22' x 11'

CHINA

KIT. 8' x 10'

BATH

HTR

B.R. 10' x 11'

B.

ENT.

ACTIVITIES 15' x 10'

LAUNDRY 6' x 10'

GARAGE 12' x 22'

47'-0"

1,194 SQ. FT., 22,925 CU. FT.

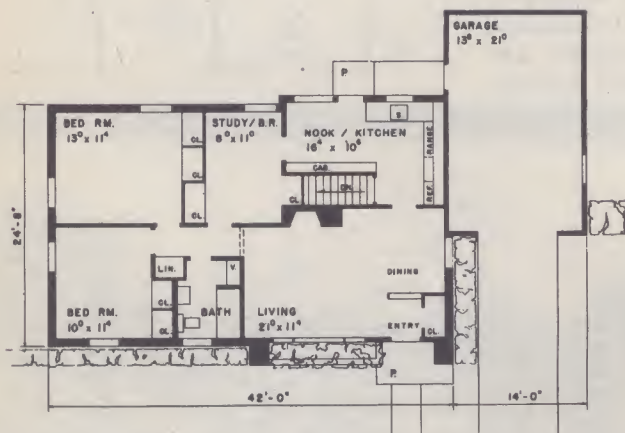


BED RM 11'0" x 13'0"
 BATH
 BED RM 13'0" x 10'0"
 LIVING 13'0" x 10'0"
 DINING 9'0" x 9'0"
 KITCHEN 9'0" x 12'0"
 BREAK 9'0" x 12'0"
 STUDY 9'0" x 10'0"
 GARAGE 10'0" x 23'0"
 8'0" x 8'0"
 W BENCH

**1,100 SQ. FT.,
20,660 CU. FT.**

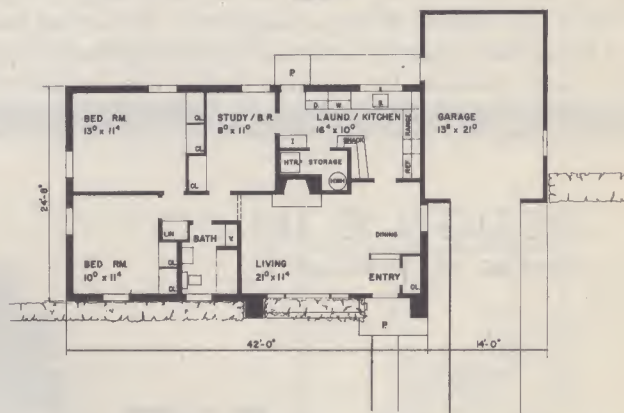
[illegible]

Designs R 58 and R 59 have the same floor plans as R 56 and R 57 on page 56. Only the styling has been changed to show that most any type exterior can be applied to your favorite plan.



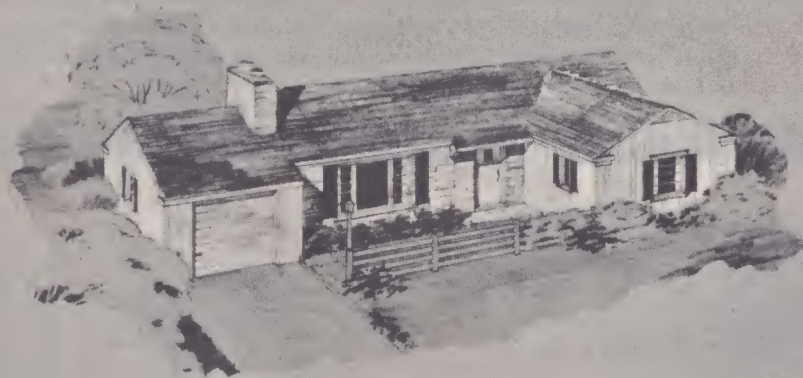
DESIGN R 58

1,037 SQ. FT., 18,362 CU. FT.



DESIGN R 59

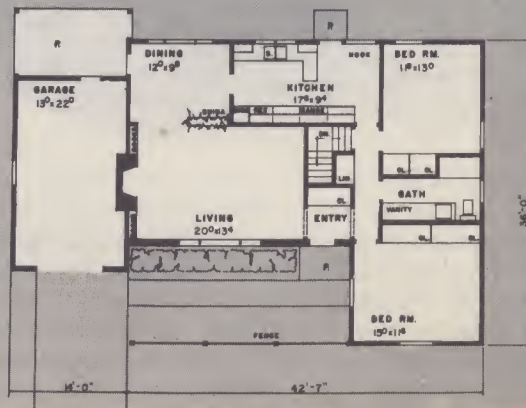
1,037 SQ. FT., 11,956 CU. FT.



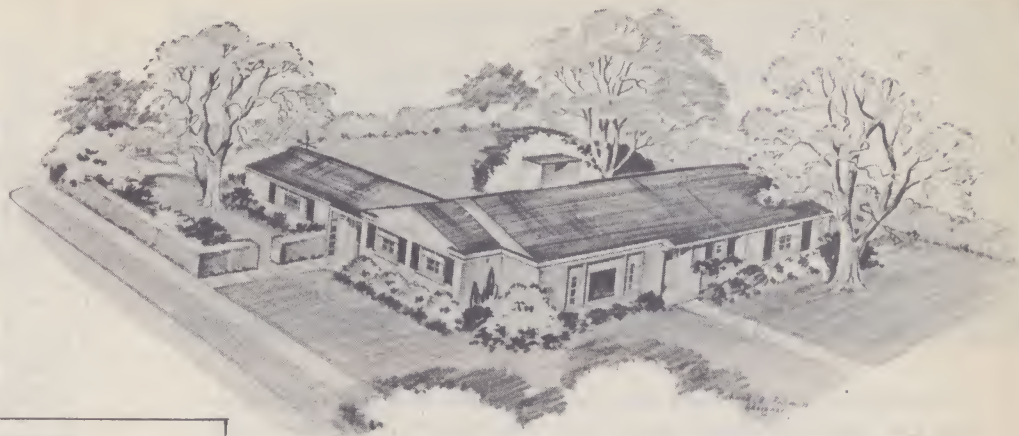
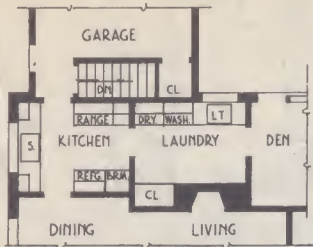
DESIGN R 89

1,232 SQ. FT., 22,714 CU. FT.

Note the excellent traffic circulation, the dining-L separated by a china with planting on top, the charm of bookshelves on each side of the fireplace, the double wardrobe closets in each bedroom, the nook, and the large vanity. Don't overlook the wardrobe closet in the entry and the porch off the dining area and garage, either.



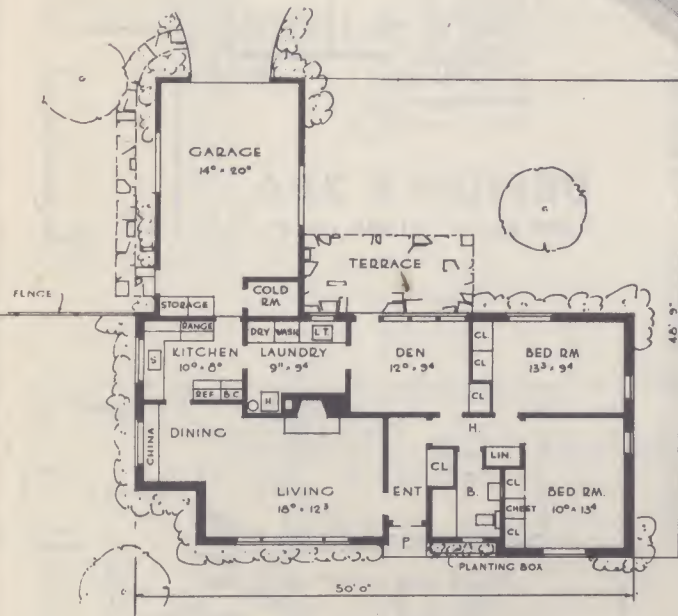
An alternate basement plan is included with the blueprints.



DESIGN R 20

1,165 SQ. FT., 12,784 CU. FT.
21,058 CU. FT. (WITH BASEMENT)

A corner lot design should receive some special consideration in planning. Often an L-shaped plan is desirable to provide privacy for the rear garden from the side street. In this home the garage has been used for this screen effect and at the same time to produce a rambling exterior appearance. White painted brick, soft gray green trim and dark bottle green roof is a color scheme that would be very enchanting.

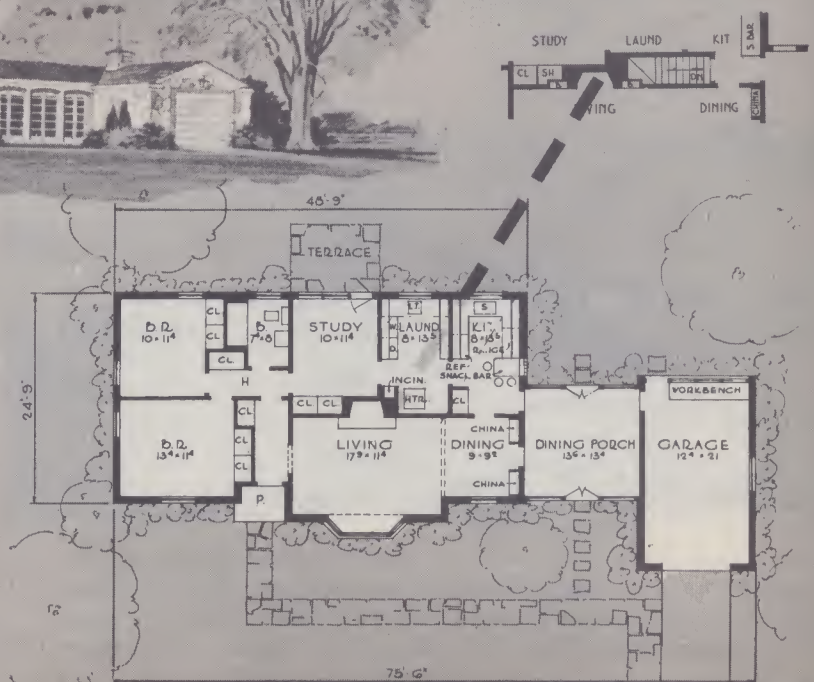


DESIGN R 17

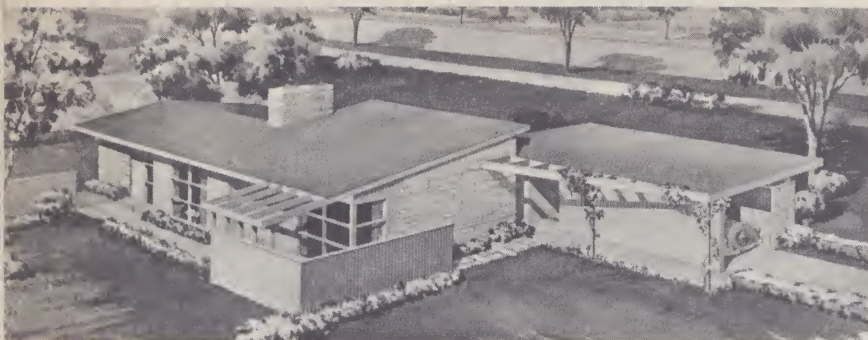
1,235 SQ. FT., 13,630 CU. FT.
19,764 CU. FT. (WITH BASEMENT)

This small home of hand split fieldstone masquerades as a large home most successfully. The incorporation of the porch and garage into the residential design gives commanding breadth to the whole structure. The large picture window bay in the spacious living-dining area adds a pleasant note. The study again appears as a dual use space so necessary to family needs and is used as an outlet to the rear garden. There are three good places to eat in the plan.

An alternate base-
ment plan is included
with the blueprints.



1 STORY HOMES 1000 to 1300 sq. ft.

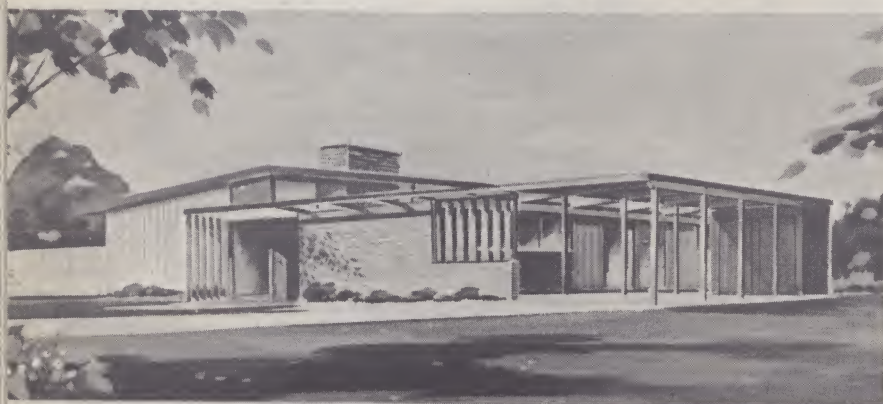


The features that make the contemporary design so outstanding are well illustrated here. Note the low pitched roof; the trellis work; the privacy fence; the expanse of windows; the carport; and the contrasting exterior materials. Study the practical floor plan with its features.

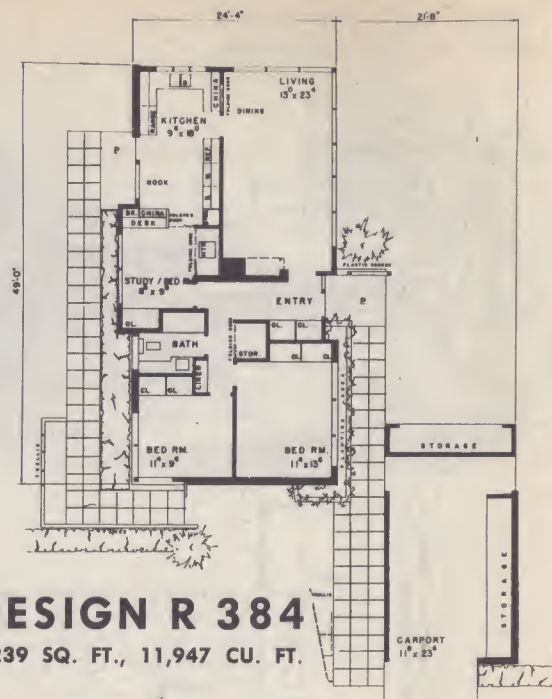


REAR VIEW

The summer house should have an air of casualness and informality. Here is a design for that lake or ocean site. The glass wall of the living and dining areas provides unbroken views of the outdoors. Ample ventilation is found through louvers below the windows.

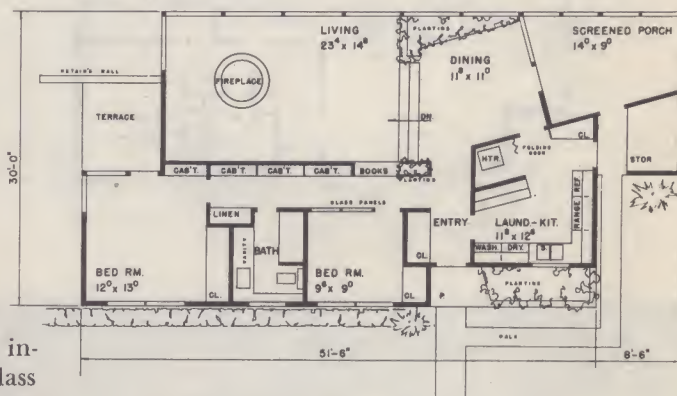


Spaciousness is most desirable. The working and living areas of this design have a maximum number of windows on both sides. This allows enjoyment of the outdoors from within. The advantages of natural light can be exploited to the fullest.



DESIGN R 384

1,239 SQ. FT., 11,947 CU. FT.

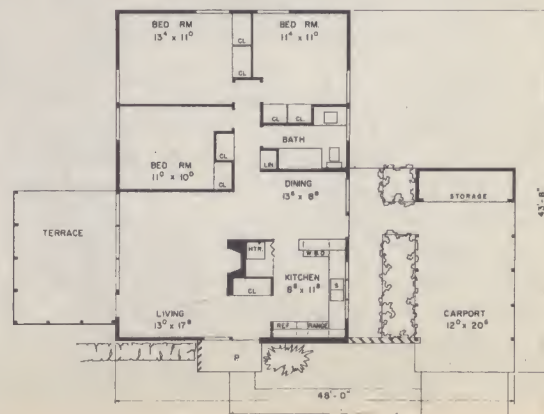


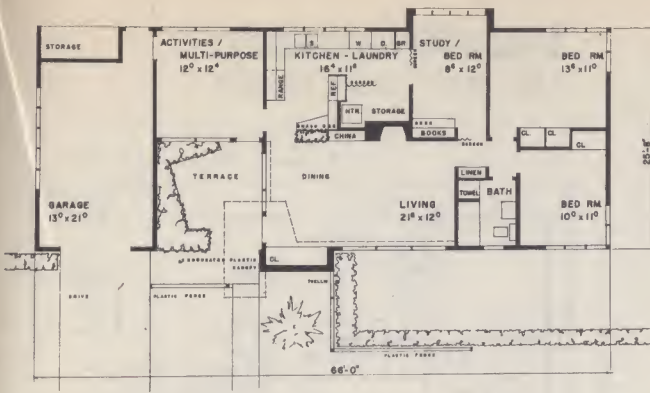
DESIGN R 104

1,236 SQ. FT., 14,688 CU. FT.

DESIGN R 427

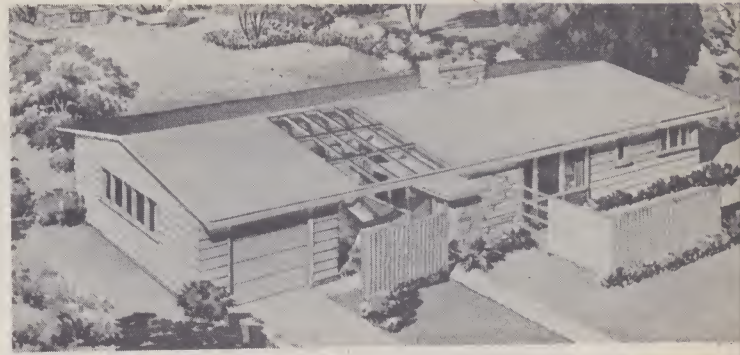
1,120 SQ. FT., 10,864 CU. FT.



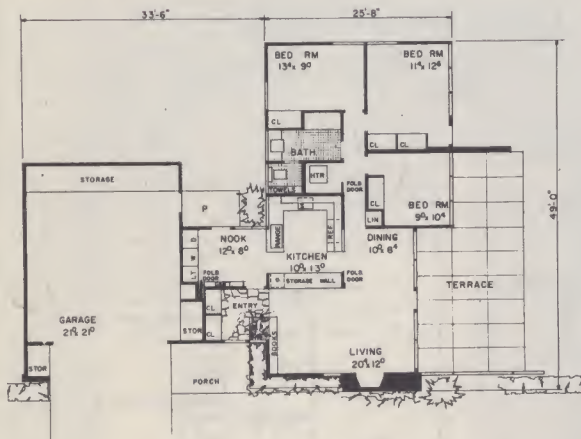


DESIGN R 324

1,182 SQ. FT., 11,201 CU. FT.

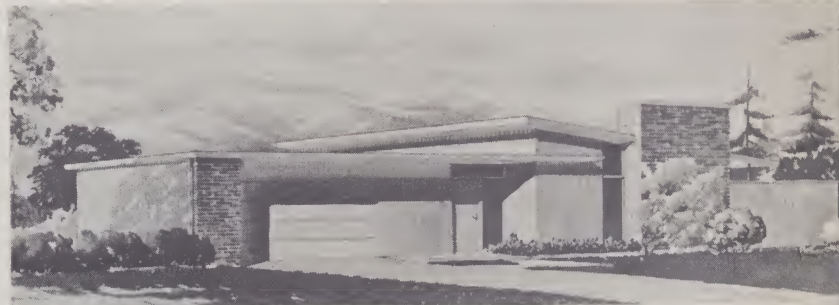


This design is another modified version of the trend in housing. The home has a low pitch roof with a built-up surface. The room ceilings slope to conform with the slant of the roof. All windows are of types that permit glazing with double-pane insulating glass to eliminate storm windows.



DESIGN R 483

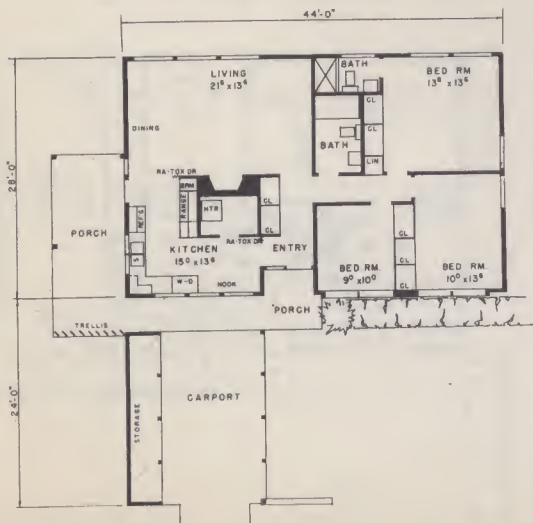
1,277 SQ. FT., 13,056 CU. FT.



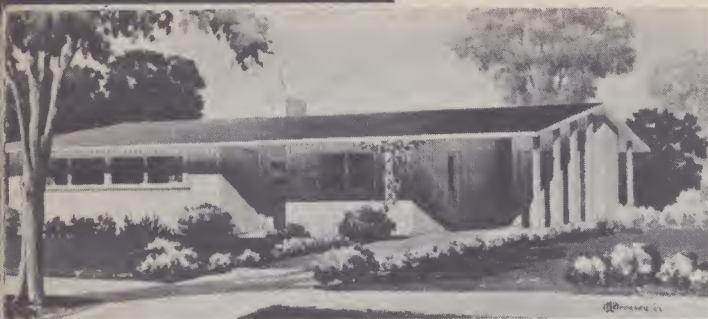
Contemporary design at its best. Glass areas of the delightful living-dining room and bedroom overlook the terrace, that is screened from view. Laundry equipment in the nook is concealed by a folding door, and plans include built-ins for books, towels and storage.

DESIGN R 428

1,214 SQ. FT., 12,989 CU. FT.



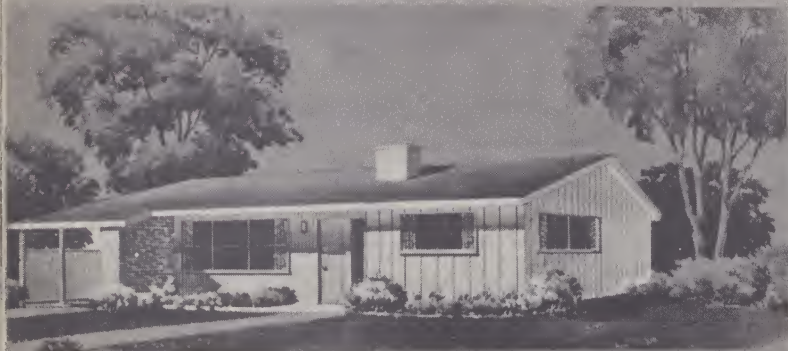
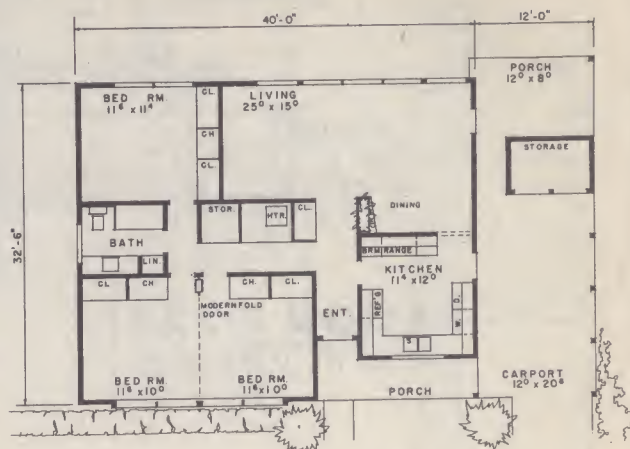
Outstanding features? The carport with abundant storage; the attractive trellis work; the low pitch roof; the practical high silled windows; the sweeping living-dining area; the inside bath; and the convenient kitchen-nook arrangement. Do not overlook the private bath of the master bedroom.



Dual use space is not only most practical and convenient but also the most desirable way to get the most for your building dollar. A large living-dining area promotes conversational groupings and provides plenty of recreational space during holiday get-togethers. Furniture placement becomes more flexible. The two bedrooms, when opened up, provide an all-purpose area on rainy days.

DESIGN R 220

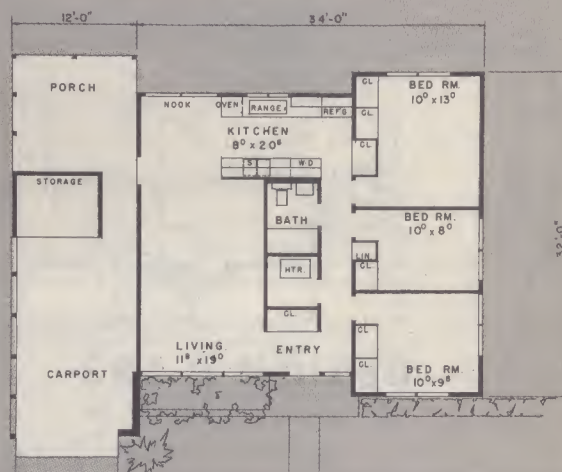
1,228 SQ. FT., 12,503 CU. FT.



The sweeping living room means flexibility in furniture arrangement; interesting conversational grouping; good cross ventilation, and views of both the front and rear yards. Here again we have the economical and practical inside bath. There is plenty of storage both inside and out. The kitchen shows a separate built-in range and oven—keynotes of kitchen efficiency.

DESIGN R 431

1,004 SQ. FT., 10,793 CU. FT.

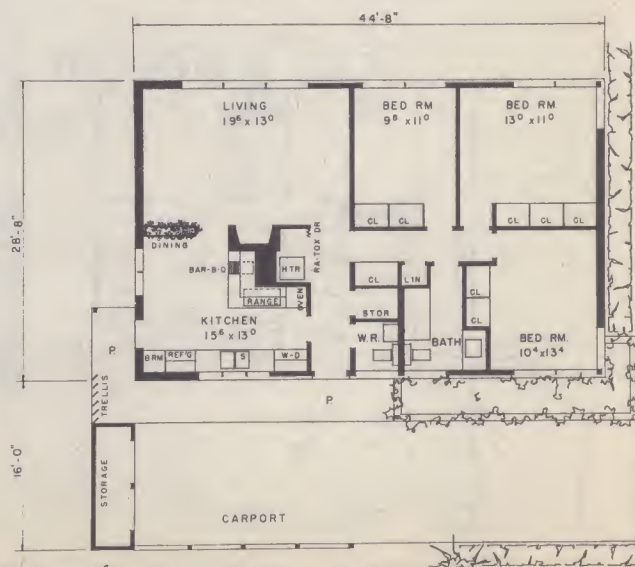


DESIGN R 441

1,280 SQ. FT., 13,056 CU. FT.

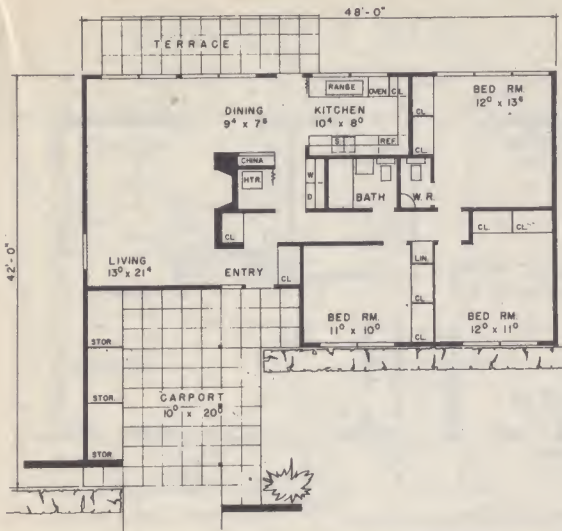


High windows retain the feeling of privacy from passers-by. They also make more wall space available for effective furniture placement. As this attractive design shows, a carport attached to the front of the house does not destroy its appeal. This is a solution for providing a carport on a narrow lot where sideline restrictions would not otherwise permit its construction.



DESIGN R 432

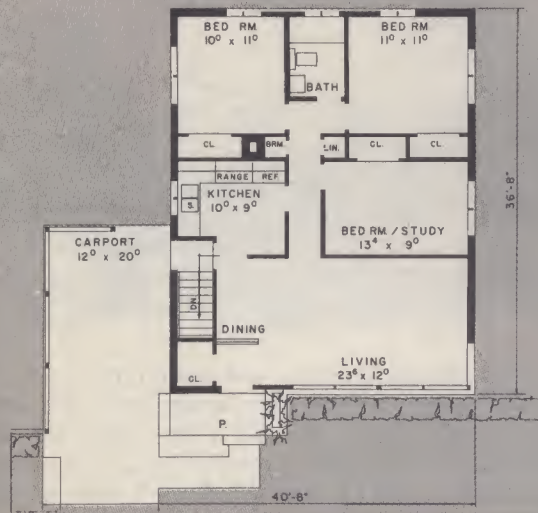
1,212 SQ. FT., 12,120 CU. FT.



Plumbing costs can often be prohibitive. Here is another Pollman design which shows how good planning can result in lower construction costs. Observe the plumbing of the kitchen, the wash room, the bath and the heater room in relation to one another. Note how the kitchen can be closed off from the dining area by using a folding door.

DESIGN R 466

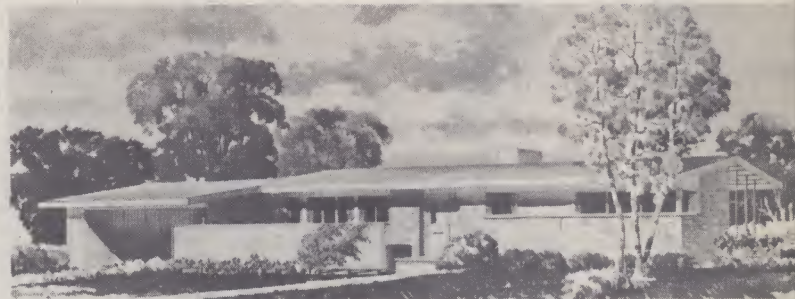
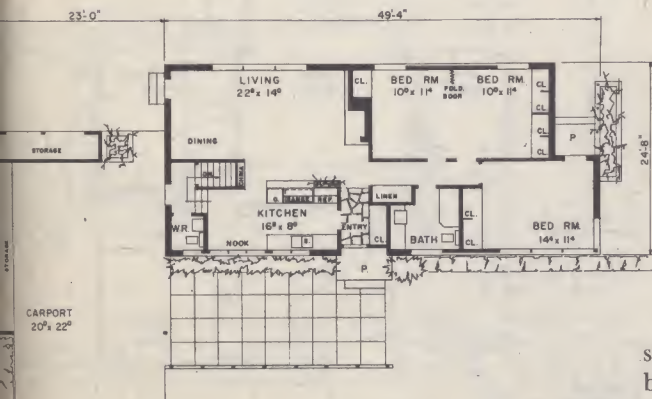
1,051 SQ. FT., 18,781 CU. FT.



This design, situated on a south facing lot, provides the living room with sun visor as a result of the wide overhang. The high, hot summer sun is allowed to flood the living area. The service door is strategically located adjacent to the carport, the basement stairs and near the kitchen.

DESIGN R 478

1,284 SQ. FT., 22,199 CU. FT.

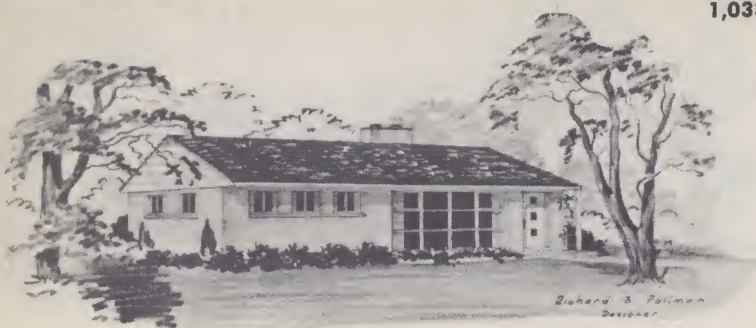


Richard B. Pollman has designed this contemporary home especially for the growing family. The folding door will make one bedroom into a bedroom and nursery on the day of the great event. The extra lavatory, too, is very important when there are children in the house. The center entrance gives excellent traffic distribution.

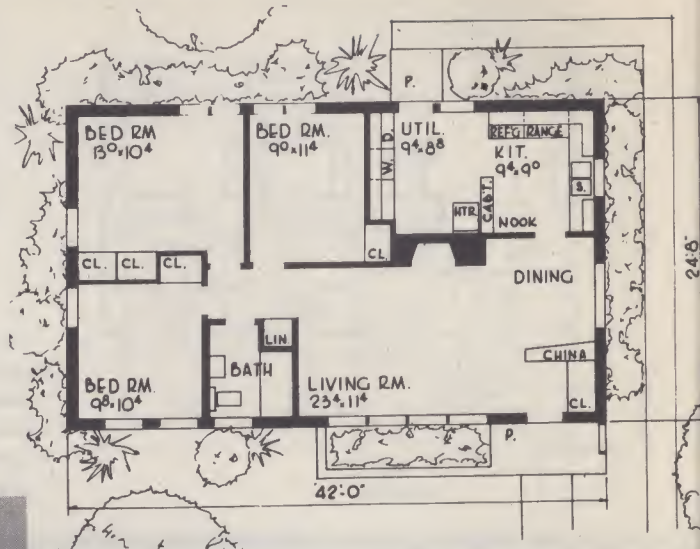
1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN R 191

1,033 SQ. FT., 10,846 CU. FT.

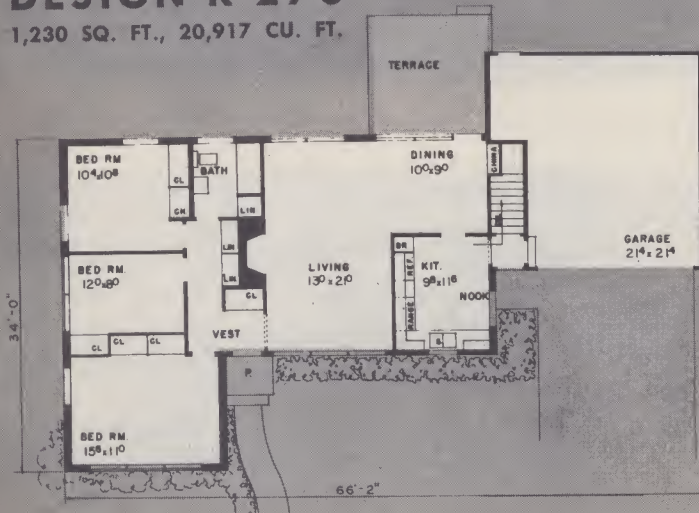


This simple design gives you all the pleasures of comfortable living—a fireplace, a utility room, a breakfast nook, and plenty of closet space. Note the refreshing contrast from the two types of windows.



DESIGN R 278

1,230 SQ. FT., 20,917 CU. FT.



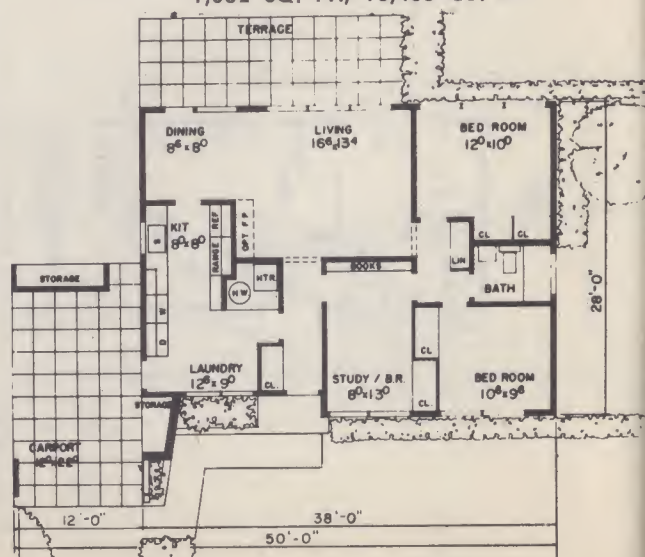
This type of plan has proven itself very popular. The cheerfulness of the living area is enhanced by the fireplace and the floor-to-ceiling panel windows on both ends. The dining-L off the kitchen makes the living area appear spacious. The built-in china and the dining terrace are practical features, too.



This low slung frame and stone home packs a lot of living for its size. Notice how you can by-pass the study when it's in use; and how the kitchen-laundry leaves plenty of room for eating or baby's play. Large windows overlook the terrace.

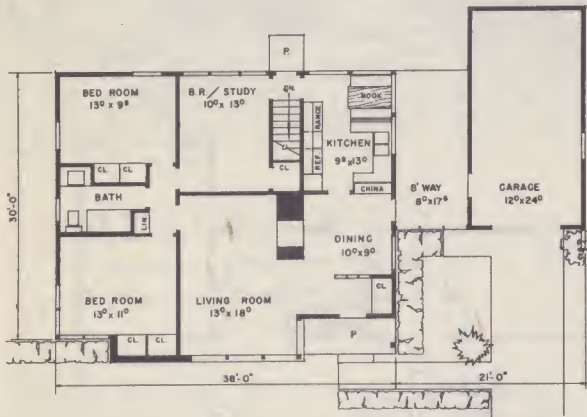
DESIGN R 249

1,032 SQ. FT., 10,485 CU. FT.

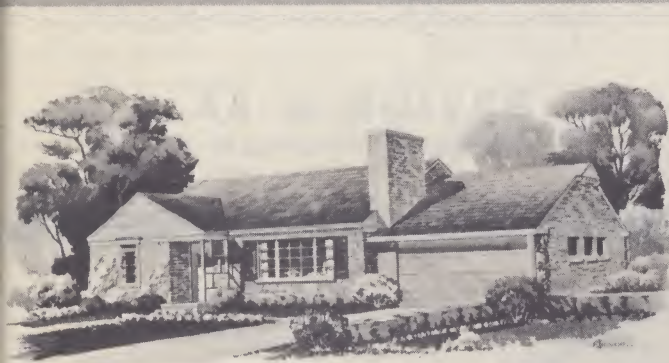


DESIGN R 306

1,267 SQ. FT., 23,386 CU. FT.

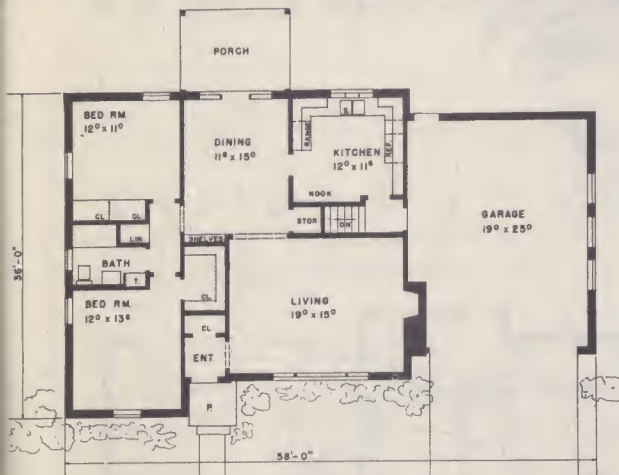


The two-way fireplace provides maximum enjoyment from both the living room and dining area. The kitchen area with the built-in nook receives plenty of light from the expanse of windows. The enclosed breezeway may be utilized all year around as a recreation area. It also provides covered passage from the garage to the house during inclement weather.

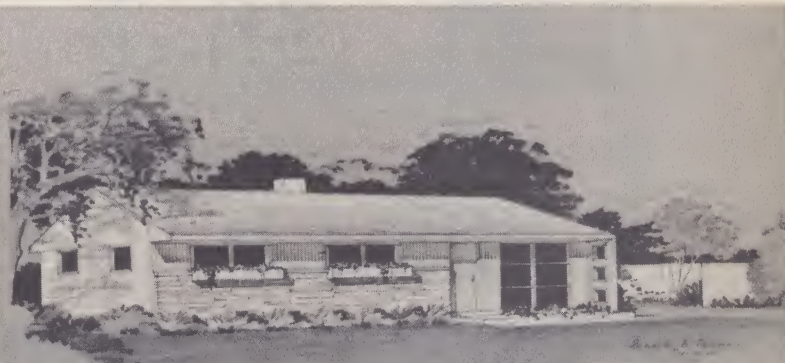


DESIGN R 240

1,270 SQ. FT., 25,463 CU. FT.

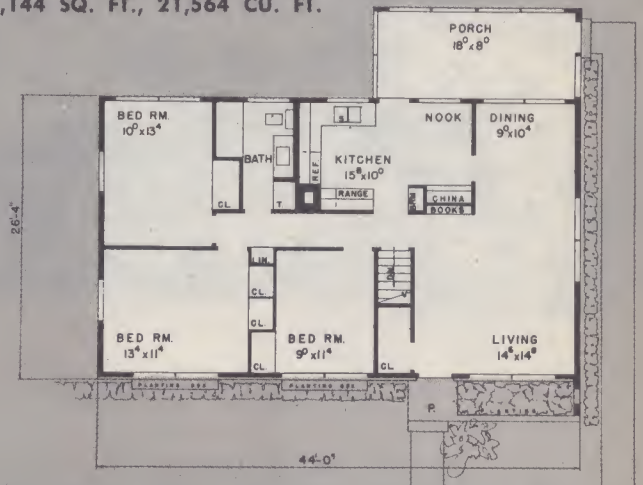


The clarity of the floor plan makes its good points obvious. The living room is almost square with a center fireplace on one wall. The window is well placed and the wall areas make attractive furniture placement easy. There is a nice big kitchen and a separate dining room of good size.



DESIGN R 357

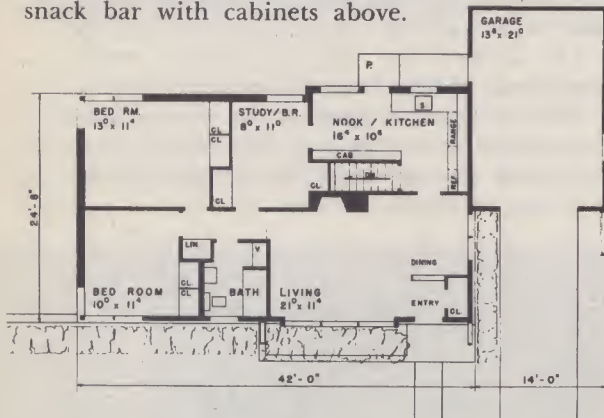
1,144 SQ. FT., 21,564 CU. FT.



Always eye-catching is this complementing combination of horizontal bevel lap boards and vertical v-groove boards neatly set-off by quarried stone lower front. The room-height window counter-balances the high-sill front bedroom windows, and solidity is enhanced by the smooth, unbroken door surface. How do you like the spacious porch?

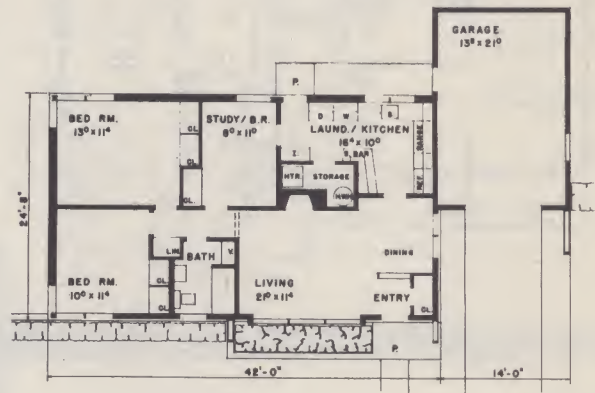
1 STORY HOMES 1000 to 1300 sq. ft.

The brick below the V-cut boards has been extended to make the house appear wider. The same hip roof modern exterior goes with either plan R 56 or plan R 57—whichever you prefer. In the basementless plan the floor-to-ceiling cabinet in the kitchen has been replaced by a snack bar with cabinets above.



DESIGN R 56

1,037 SQ. FT., 18,362 CU. FT.



DESIGN R 57

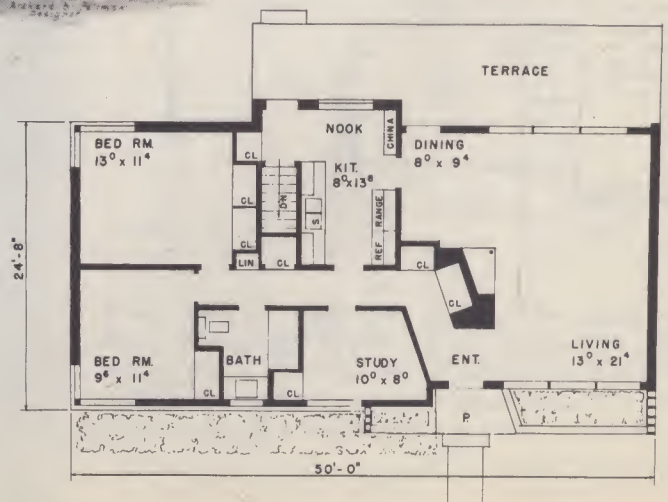
1,037 SQ. FT., 11,956 CU. FT.



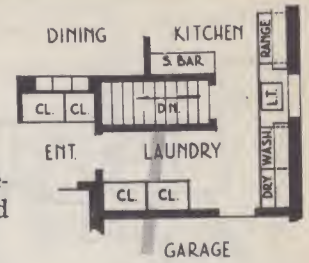
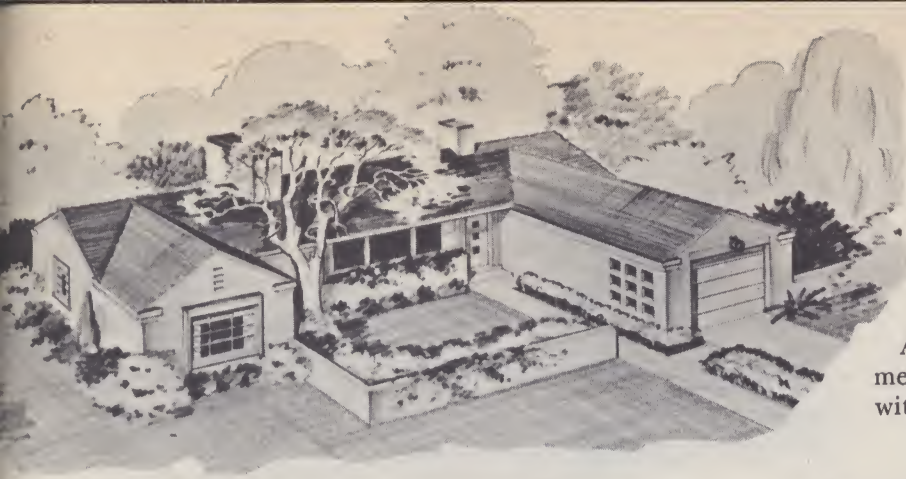
DESIGN R 234

1,209 SQ. FT., 21,831 CU. FT.

The angular front entrance leads you directly to the kitchen or bedroom area for convenient traffic circulation. A fireplace, open on two sides, serves both the dining and living areas. Also note how this plan lends itself to good furniture placement. Observe the two entrances from the terrace. Visualize the beauty of the planting area and the trellis outside the living room front window.



1 STORY HOMES
1000 to 1300 sq. ft.



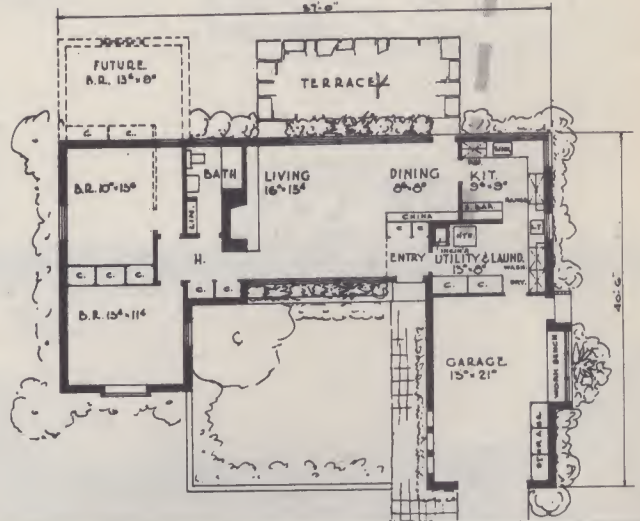
An alternate base-
ment plan is included
with the blueprints.

DESIGN R 10

1,170 SQ. FT., 12,872 CU. FT.

17,408 CU. FT. (WITH BASEMENT)

The entrance patio of this U-shaped home is characteristic of the southwest. However, in recent years homes of this type have been spreading over the entire country and popularly called "Ranch Houses." The inviting appearance and domestic quality of this home is very favorable and when combined with *Convenient Living* features the scheme for living is complete. Note that arrangements have been made for adding a third bedroom in the plan.



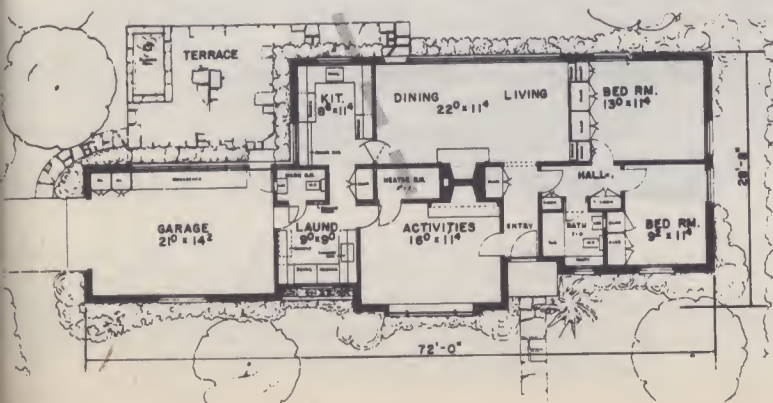
An alternate basement plan is
included with the blueprints.



DESIGN R 5

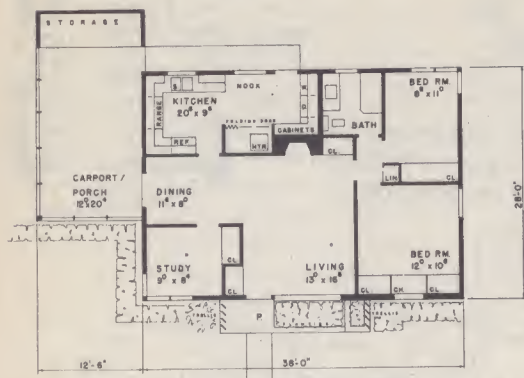
1,290 SQ. FT., 14,832 CU. FT.

24,592 CU. FT. (WITH BASEMENT)



A small house looks very pretentious when the attached garage is turned sideways. At least 25 feet should be provided for a turning radius, however, on an interior lot. Emphasis has been placed on the living and work center in the plan. The U-shaped kitchen, the built-in laundry, the activities room, the wash room and hobby garage are grouped to save steps in the daily routine of living. With radiant floor heating, drafts and cold floors are no problem.

1 STORY HOMES
1000 to 1300 sq. ft.



DESIGN R 367

1,064 SQ. FT., 11,970 CU. FT.

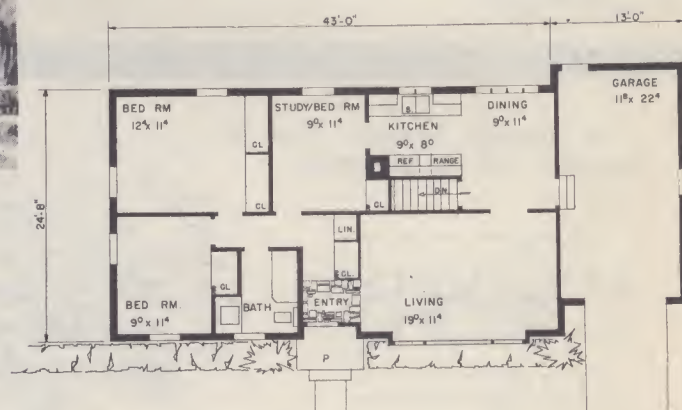


The low hip roof and spacious, flat-roofed carport/porch lend width to this smart home. The floor plan gives big-room living with moderate-sized room efficiency. The U-shaped kitchen affords ample nook and utility space. The fireplace, always in full view, adds to the feeling of size to the living and dining areas.



DESIGN R 499

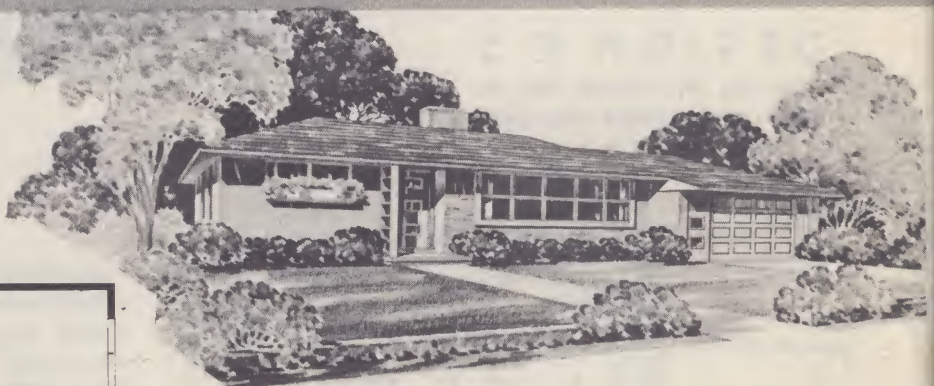
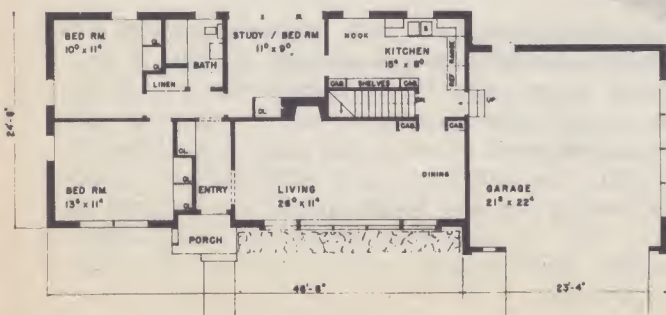
1,086 SQ. FT., 20,091 CU. FT.



The focal point of this home is the kitchen-dining-living area. The kitchen is compact and efficient. The dining area is convenient to the kitchen for quick snacks and large enough for formal meals. The living room has plenty of wall space for effective placement of furniture.

DESIGN R 53

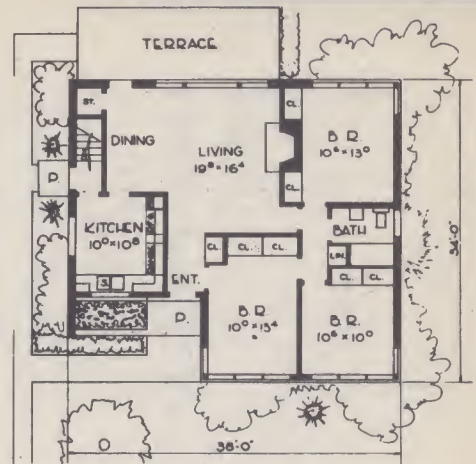
1,178 SQ. FT., 20,978 CU. FT.



If you had this up-to-date brick and stone hip roof home on your lot, you'd be enjoying the luxury of a twenty-six foot living-dining area with an eighteen foot panel window. The study and nook could be combined into an all-purpose area.



The answer to a homemaker's dream. Imagine, nine closets in this compact house! Study the efficient layout of the kitchen, and don't miss the location of the basement stairs near the grade door. The working plans by Palmquist & Wright, Architects, show details for all wardrobe closets, cabinets and built-ins.



DESIGN R 142

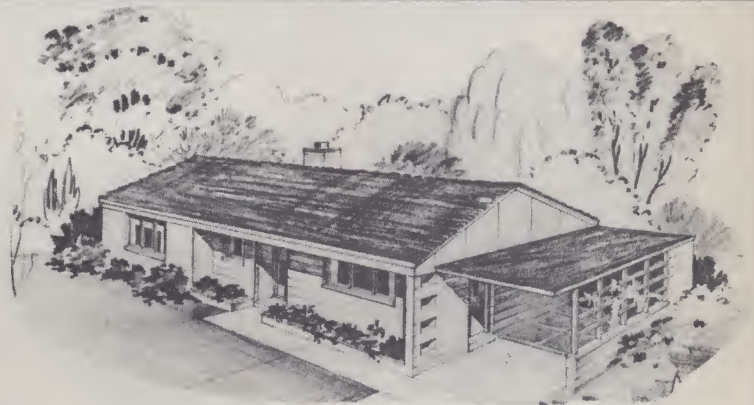
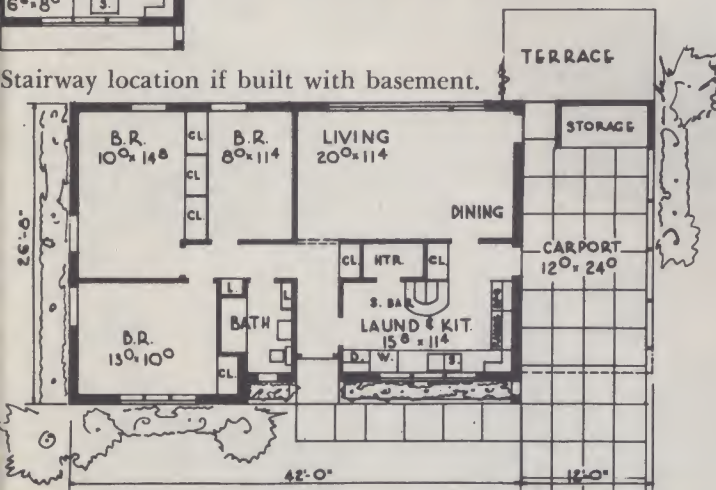
1,146 SQ. FT., 20,642 CU. FT.



DESIGN R 145

1,062 SQ. FT., 12,744 CU. FT.
19,116 CU. FT. (WITH BASEMENT)

Stairway location if built with basement.



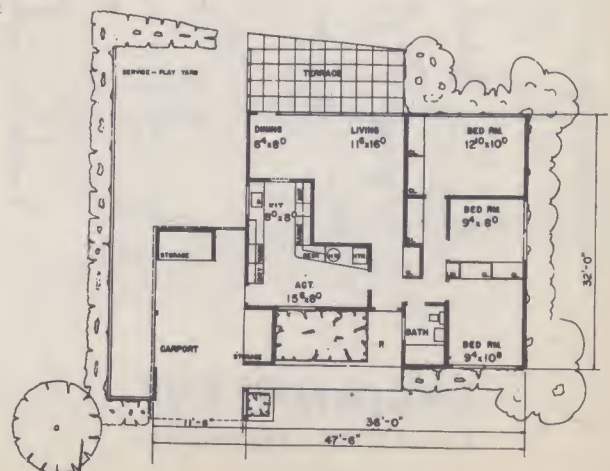
Cross room traffic is cut to a minimum without wasting space in this beautiful home constructed of block. Noteworthy is the layout of the work area. Observe the snack bar in the basementless plan and the nook in the floor plan for the basement. Blueprints and material lists include optional basement.

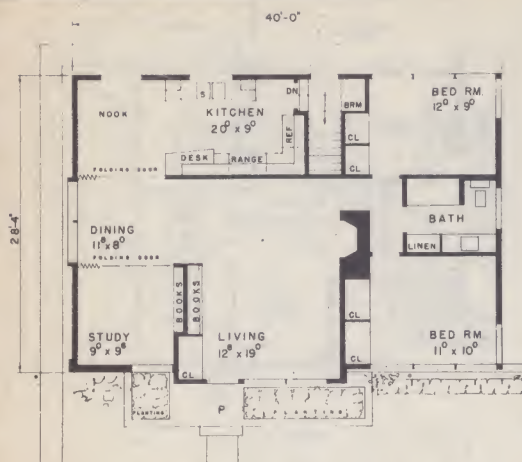


DESIGN R 248

1,012 SQ. FT.
10,322 CU. FT.

This captivating design combines gracious living with maximum utility. Note the many spacious closets and storage areas. It is unusual to find the kitchen and activities area together in a home of this size.





DESIGN R 360

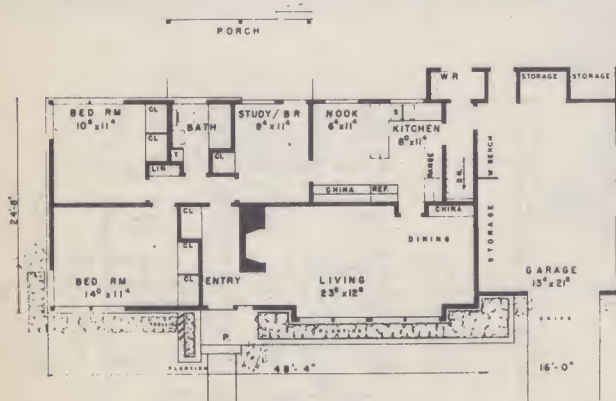
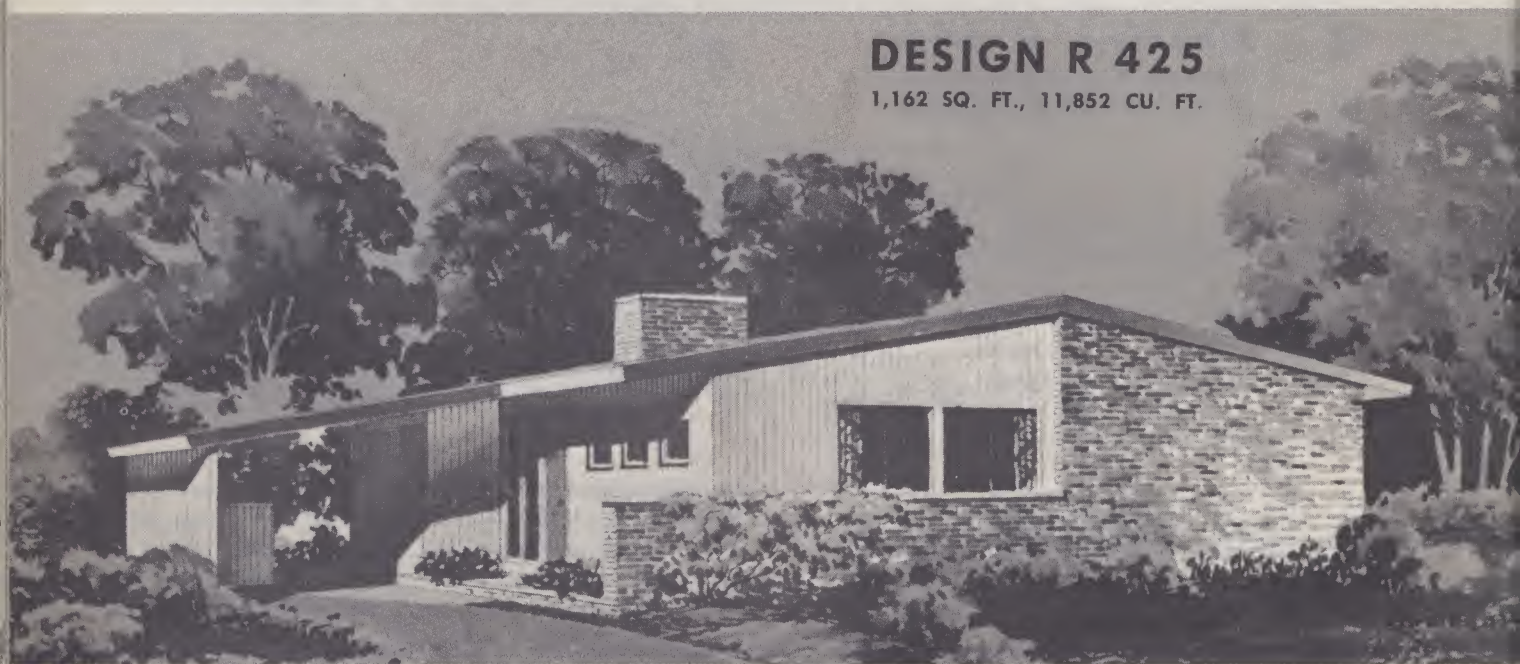
1,153 SQ. FT., 20,140 CU. FT.



This charming modern with its built-in features will give you the most of the best in Convenient Living. Notice the folding doors which can be installed to alter the shape and size of three areas. Here is beauty in glass and stone, accentuated by the wide, low roof.

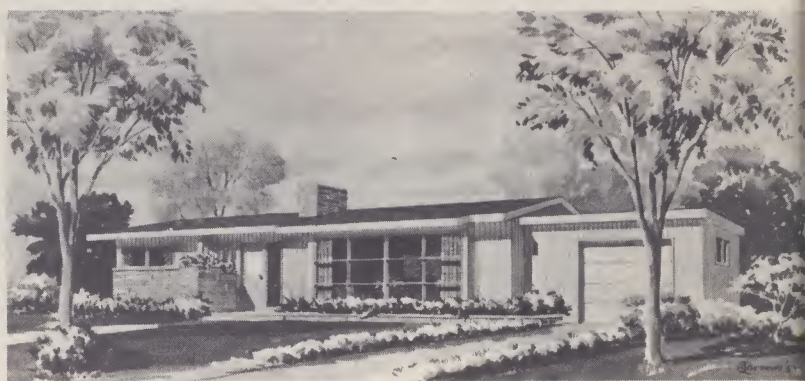
DESIGN R 425

1,162 SQ. FT., 11,852 CU. FT.



DESIGN R 371

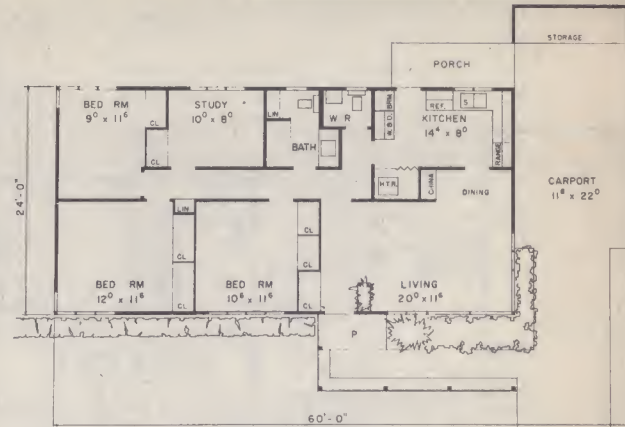
1,236 SQ. FT., 21,380 CU. FT.



The activities of a family of moderate means could hardly be taken care of better than with this design. Study the floor plan of this attractive home carefully. Do not overlook the extra washroom, the porch, the large nook, and the garage storage units.



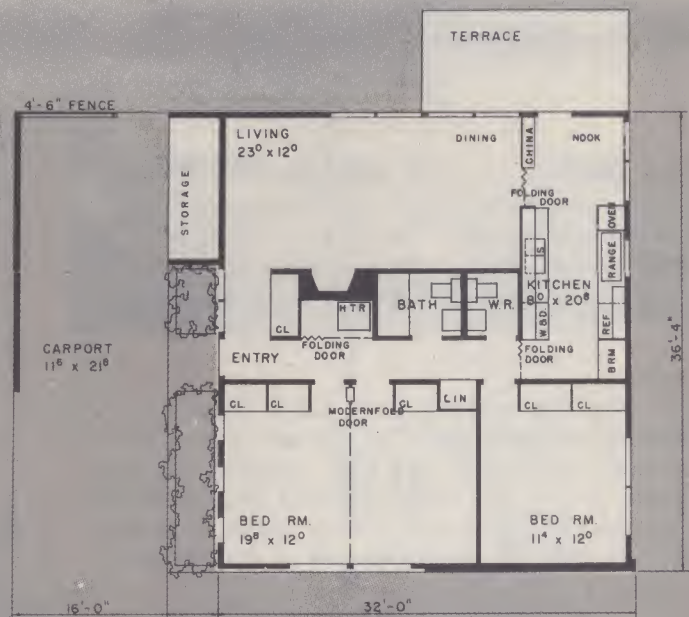
Horizontal Lines of the roof overhang and the wood siding emphasize that appealing low-slung effect. The extension of the porch roof to the carport assures sheltered access whatever the climate. The convenient location of the washroom in relation to the rear door eliminates through-house traffic.



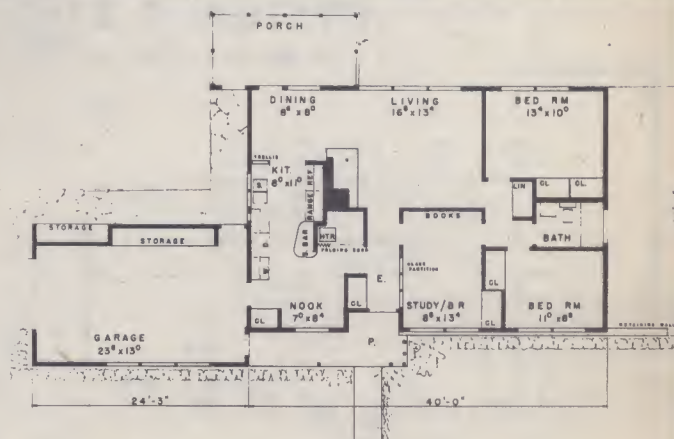
DESIGN R 419

1,152 SQ. FT., 11,059 CU. FT.

The inside bath, recently sanctioned by the F.H.A., means low plumbing costs when located next to the washroom or kitchen. Observe the relative positions of these areas in this plan. The folding door of the bedroom area greatly increases the utility of a large room. With the nook for breakfasts and snacks and the dining area for more formal meals, there is no eating space problem here.



Beauty and practicality, the heart's desire of the ranch-style home owner, are soundly applied here. The built-in kitchen arrangements, the combined study and bedroom, the high-sill windows which allow leeway in furniture placement, will make the owner's enthusiasm contagious.



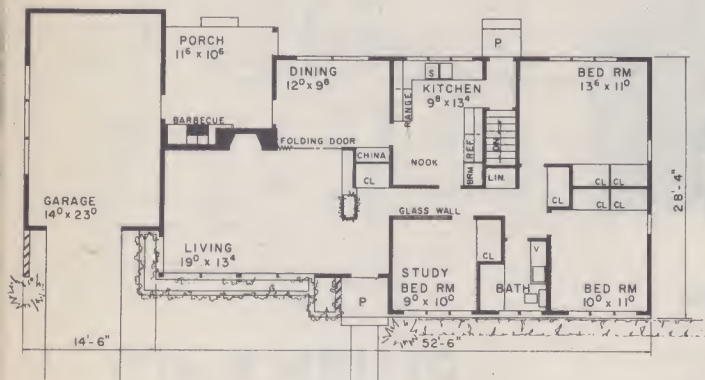
DESIGN R 362

1,128 SQ. FT., 11,337 CU. FT.

1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN R 75

1,289 SQ. FT., 24,619 CU. FT.



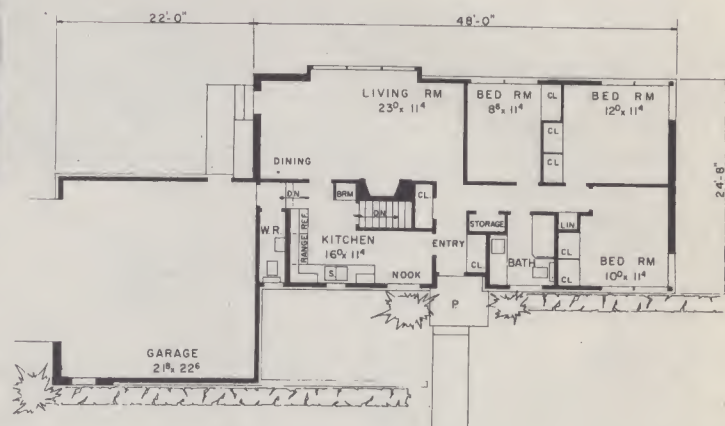
Clean exterior lines catch the eye. The vertical paneling contrasts pleasingly with the wide roof overhang and the quarried stone. The window arrangement helps contribute to the touch of perfection. The floor plan of this design is particularly interesting. There are many unusual features.



This long, low modern ranch home would never fail to impress passersby. The center entry means good traffic circulation. The high windows provide maximum privacy and allow for more flexible furniture placement. The floor-to-ceiling windows of the living room provide a sweeping view of the rear yard.

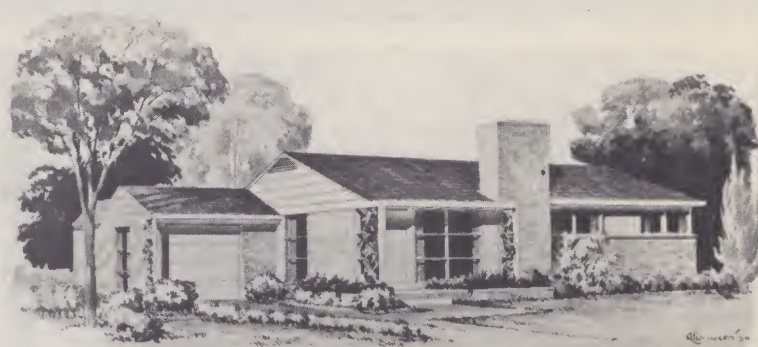
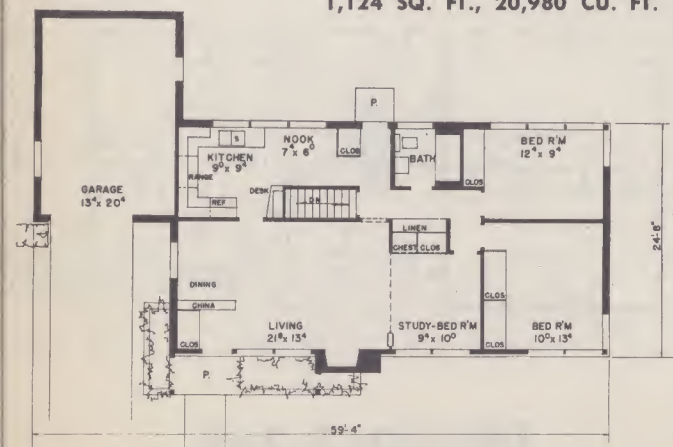
DESIGN R 521

1,185 SQ. FT., 20,442 CU. FT.



DESIGN R 316

1,124 SQ. FT., 20,980 CU. FT.



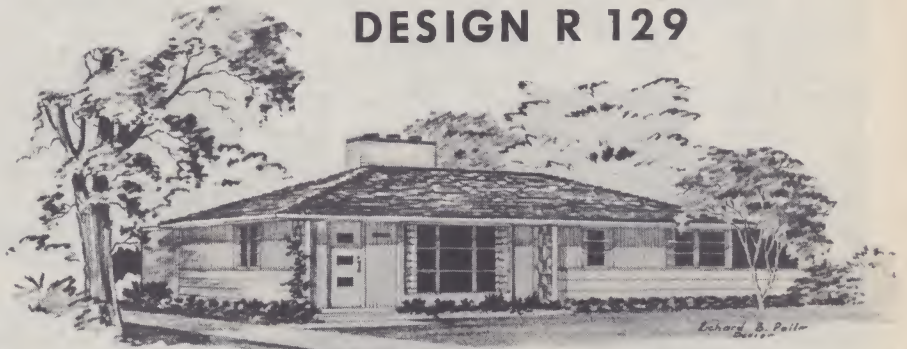
Large glass areas light the living-dining areas of this home. The study, which is also an auxiliary sleeping unit, is separated from the living room by a semi-permanent partition. There are two bedrooms and bath in the sleeping area and ample closet space for clothes and linens. In going from kitchen or back door to bedrooms, the living-dining area can be by-passed entirely.

DESIGN R 128

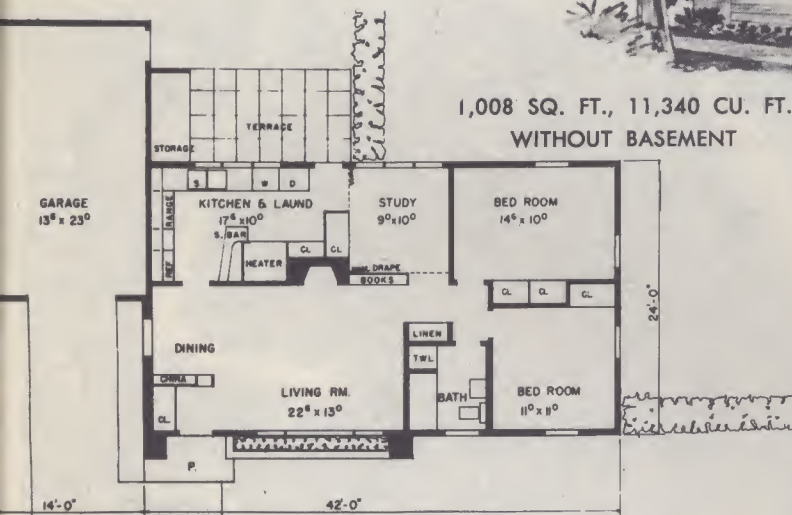


Experience shows that home builders like variety of the same theme. The four exteriors on this page have the same floor plan. You wouldn't think so, would you? But here they are ready for your selection. These designs will help you decide whether you prefer a real ranch home, a hip-roof modern, a charming colonial or an Early American style home.

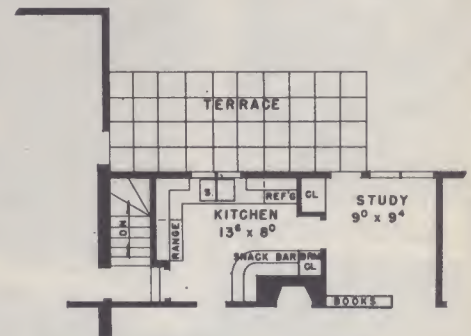
DESIGN R 129



1,008 SQ. FT., 11,340 CU. FT.
WITHOUT BASEMENT



1,008 SQ. FT., 18,350 CU. FT.
WITH BASEMENT



An alternate basement plan is included with the blueprints.

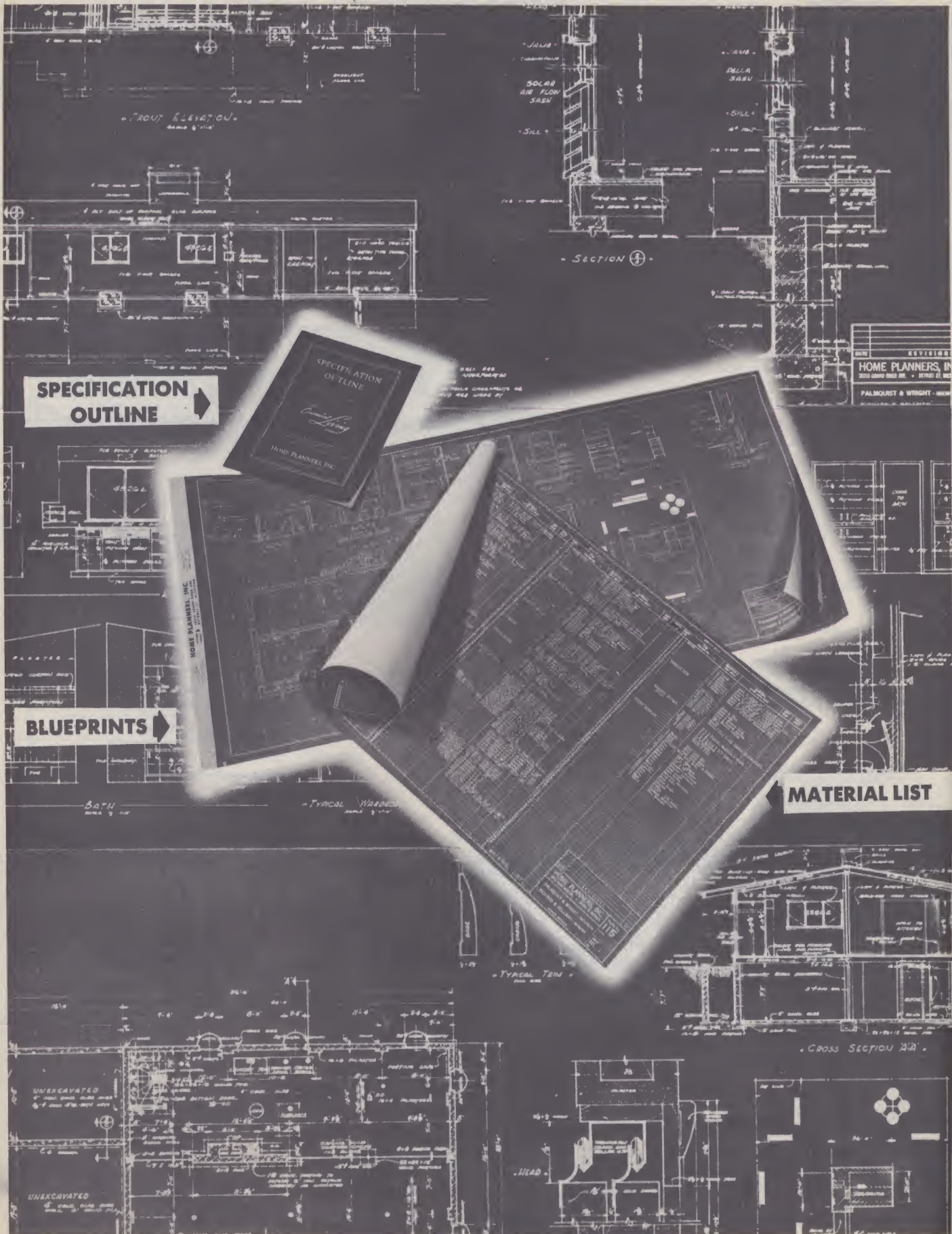
DESIGN R 130



DESIGN R 131

HOME PLANNERS, INC. • 63

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HOME PLANNERS SAVES YOU TIME and MONEY

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A NOTE REGARDING REVERSED PLANS:

If, after reviewing Home Planners' outstanding collection of CONVENIENT LIVING Designs, you find a design that must be built in reverse to satisfy your site requirements you may order reversed blueprints at no extra charge. However, bear in mind that reversed blueprints have the lettering and dimensions printed in reverse also. We, therefore, suggest that with each order for reverse blueprints you obtain a standard set of blueprints from which the various printed notations on the working drawings can be read. At the time you order reversed blueprints it is important you state that you realize the lettering and dimensions appear in reverse. Failure to do so may delay your order. Standard blueprints may be returned if in salable condition and if done so within 10 days. Reversed blueprints cannot be returned.

CUSTOM-DELUXE 1 STORY HOMES SECTION

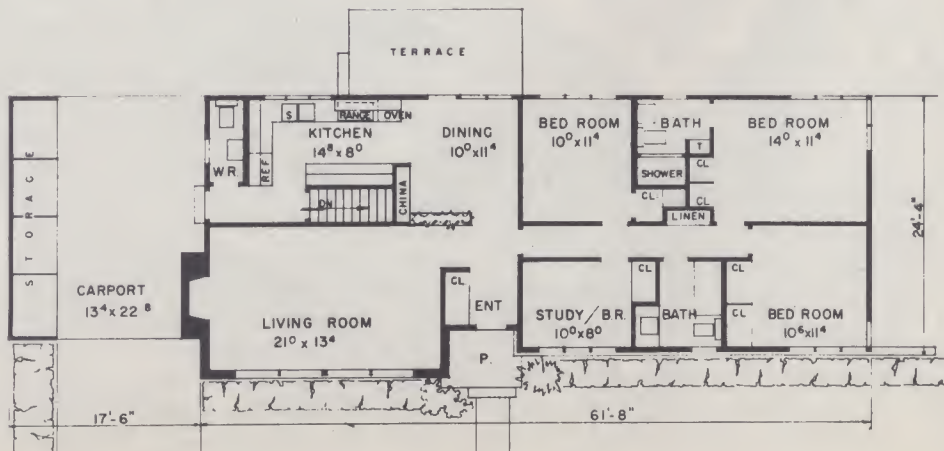
The custom designed home is a particular breed of animal. It has a vast amount of exterior character. The interior sings with charm. The floor plan though not necessarily big, is large enough to afford freedom of movement in all areas. The needs of the family have been analyzed and thus reflected in the general layout of the plan. In this section (pages 66-100) Palmquist & Wright, Architects, working with Richard B. Pollman, Designer, have presented in concrete form their idea of the Custom-Deluxe Home. Its square footage of livable floor area ranges upwards from 1300 square feet. Here you will find Convenient Living exhibited in a most pleasing manner.



DESIGN R 118

1,536 SQ. FT., 27,802 CU. FT.

The center entrance hall has a lot of merit. From here traffic is allowed to circulate easily in three directions. The daily activities of the large family are well taken care of in this four bedroom design. Note the 2½ baths and separate dining area. The basement can provide the recreation area. Observe how there is no cross-room traffic in the living room. This is an important feature where a large family is concerned.



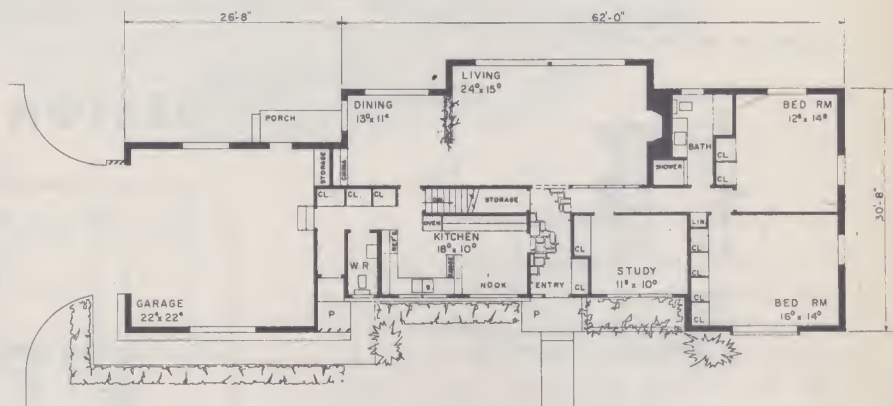
1 STORY HOMES
over 1300 sq. ft.



DESIGN R 476

1,878 SQ. FT., 36,479 CU. FT.

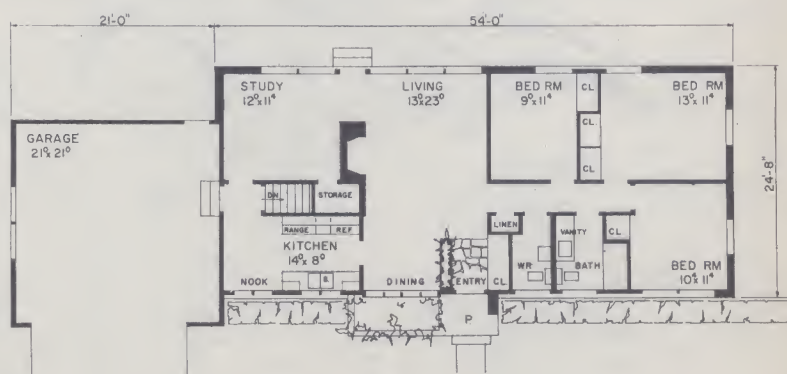
The rear living room floor plan in addition to providing privacy from the street allows for greater enjoyment of the rear yard. An attractive planter acts as a room divider between the living and dining rooms. Note the closets and extra storage space adjacent to both front and rear halls. Don't miss the stall shower.



DESIGN R 448

1,328 SQ. FT., 23,904 CU. FT.

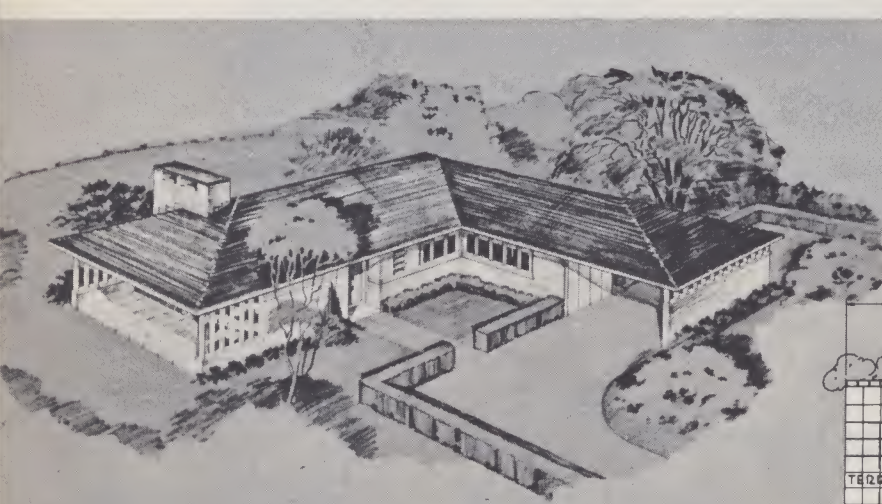
Convenient Living is well illustrated by this three bedroom, 1½ bath, ranch home. Highlights of this design include: economical back-to-back plumbing of the wash-room and bath; efficient kitchen; two eating areas; study to serve as a family or guest room; and good storage. The planter strikes a dramatic decorative note.



A black and white illustration of a single-story bungalow house. The house has a dark, gabled roof with a prominent chimney on the left side. The front facade features a large, light-colored porch with a curved walkway leading to it. There are several windows with dark shutters. The house is surrounded by trees and shrubbery, and a white picket fence is visible in the background. The illustration is framed by a decorative border.

The second floor plan includes a Dining area at the top, a Living area to the right, and a Kitchen (KIT) at the bottom left. The Kitchen contains a refrigerator (REF), sink (S), and a range. A central hallway (CL) provides access to a Laundry room (13' x 7') with a washer and dryer, and a Storage area with a hook. A staircase labeled 'DN' leads down from the central hallway.

DESIGN R 23

[illegible]

1,400 SQ. FT., 15,420 CU. FT.

58'-0"

72'-0"

46'-0"

TERRACE

LIVING 24' x 13'

DINING

B.R. 10' x 10'

B.R. 10' x 13'

FUTURE B.R.

DEN 10' x 9'

ENT.

CL.

REF. NOOK RANGE K.T. 10'6" x 9'

HTR.

7'6"

P.

ACTIVITIES 22' x 11'

WASHER

LT.

DRYER

CL.

CL.

CL.

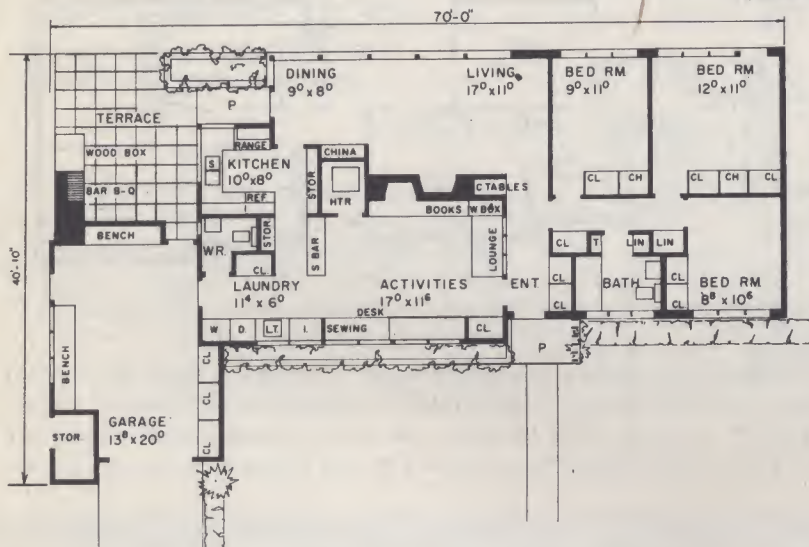
CL.

CAR PORT 23' x 10'

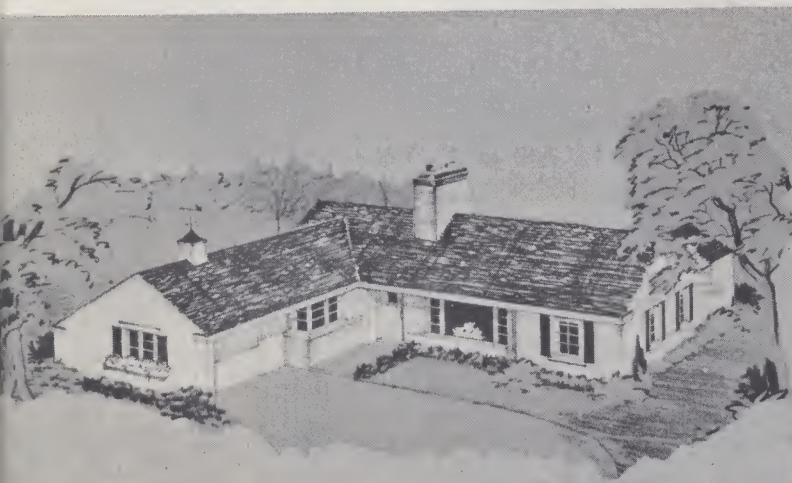
DESIGN R 25

1,450 SQ. FT., 16,675 CU. FT.

1 STORY HOMES
over 1300 sq. ft.



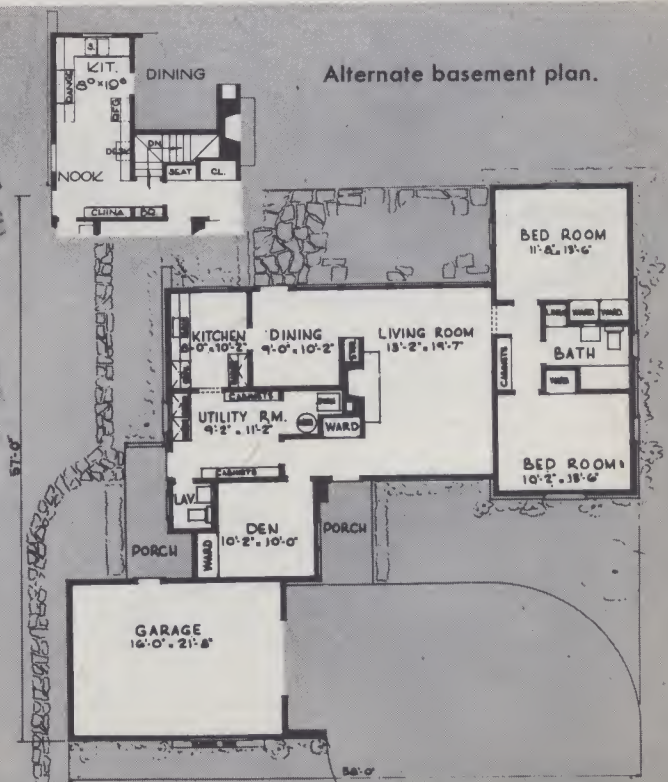
Today we have recognized the need in a home where the pursuits of active living can be taken care of adequately. The activities room, kitchen, laundry and hobby garage in this home are planned for real use by the entire family and their friends. Study these rooms carefully and see how well they work with the rest of the house and the outdoors. Note the number of built-in features.



DESIGN R 160

1,324 SQ. FT., 13,782 CU. FT.
23,982 CU. FT. (WITH BASEMENT)

Study some of the features of this home: A living room with large glass areas overlooking front and rear; a patio off the dining area; a den which could be used as a business office near the front entrance; and a convenient lavatory near the side entrance.



1 STORY HOMES
over 1300 sq. ft.

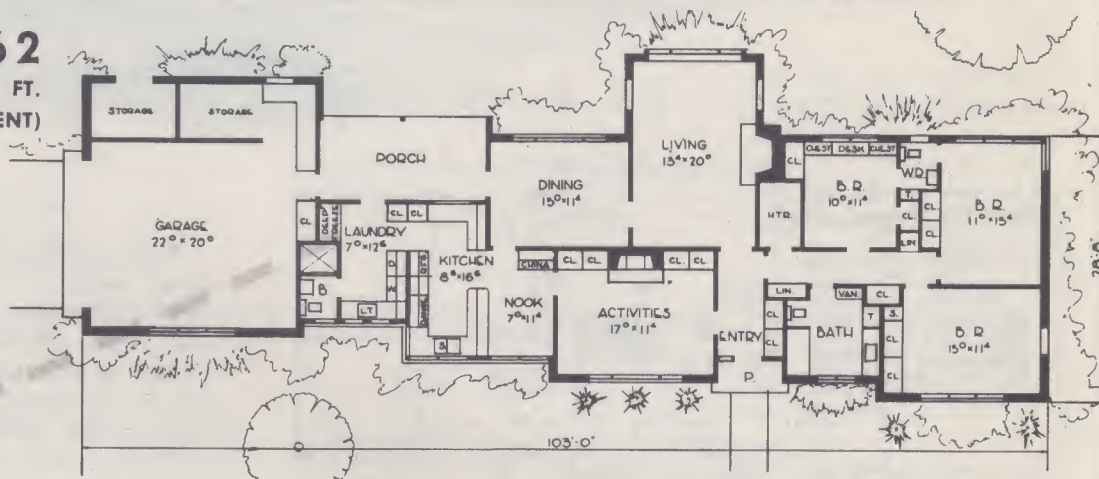
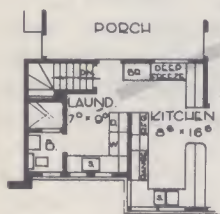


DESIGN R 162

2,095 SQ. FT., 26,188 CU. FT.

39,805 CU. FT. (WITH BASEMENT)

Alternate plan for basement is included with blueprints. Balance of plan is unchanged.



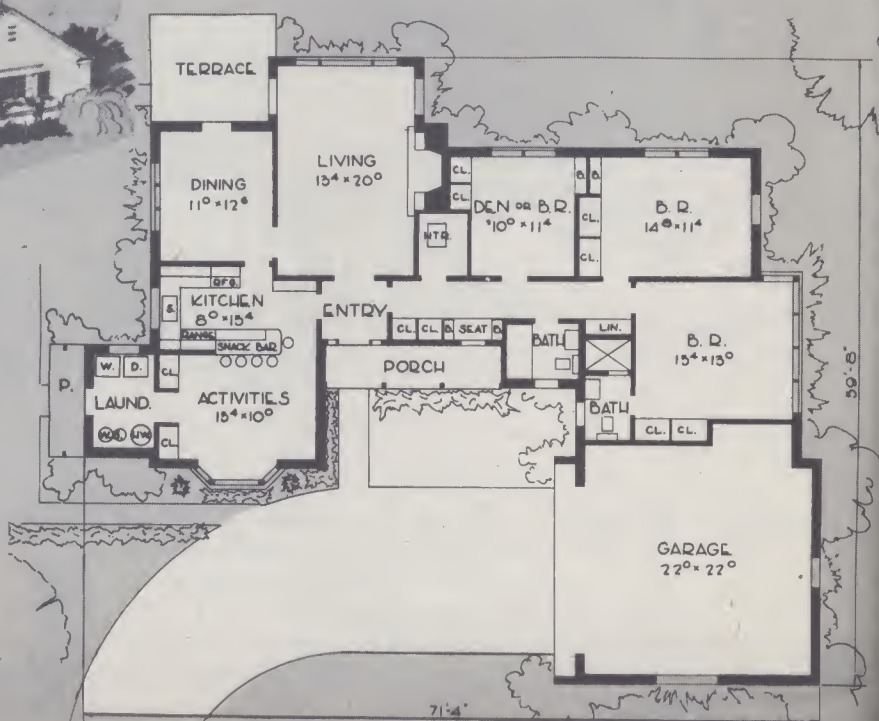
A living room with a three-way view; a separate room for formal dining; a spacious porch adjacent to the dining room, kitchen-laundry and garage; a garage with outdoor and indoor storage areas. These are only a partial list of the many features of this *Convenient Living Home*.



DESIGN R 164

1,744 SQ. FT.

20,720 CU. FT.

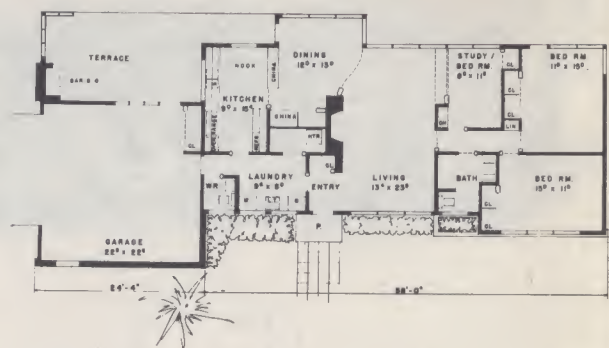


Here is a tempting design for the discriminating home seeker. Upon entering the house from the covered porch, one can go to the living, sleeping or service areas without disturbing any other part of the household. The kitchen is nestled between the dining and activities for ease of serving.

1 STORY HOMES
under 1000 sq. ft.

DESIGN R 55

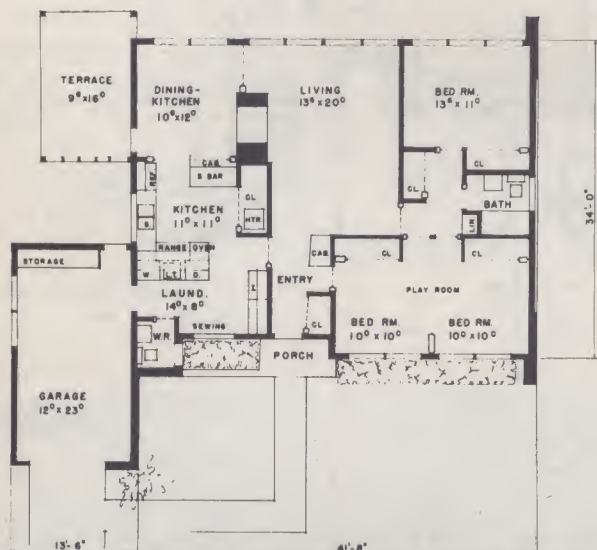
1,567 SQ. FT., 17,406 CU. FT.



A modern hip-roof design that captures the hearts of many families. The floor plan is unusually flexible and is crammed with features. Another version of this floor plan is shown at the bottom of the page. Note the kitchen-laundry changes.

DESIGN R 44

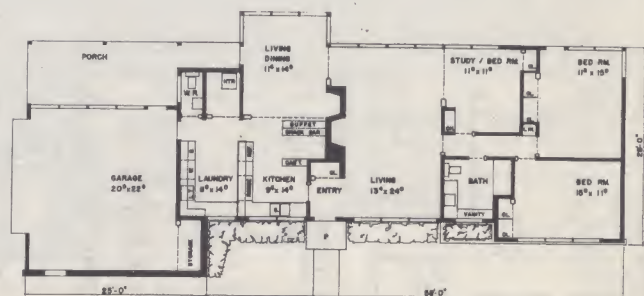
1,424 SQ. FT., 18,132 CU. FT.



This design has plenty of "home appeal." Planned for family living, it has practically everything a homemaker would want—including a two-way fireplace and built-in no-stoop oven and counter top range. Compare the exterior and floor plan of this design with those of R 38 on page 73.

DESIGN R 45

1,641 SQ. FT., 18,088 CU. FT.

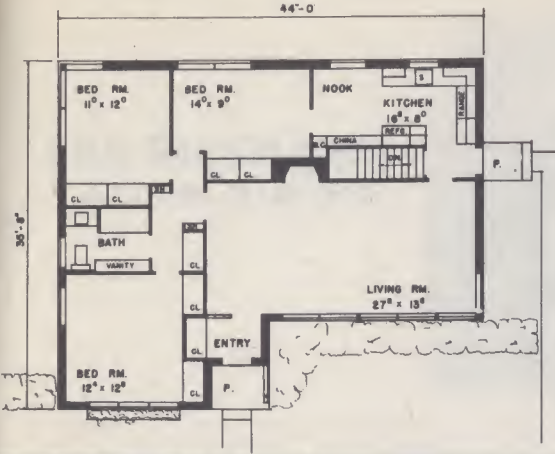


The dining area serves as a secondary informal living area in conjunction with the kitchen; or it can be closed off for complete privacy. Notice the feeling of freedom created by the use of folding doors and walls, plus the expanse of windows.

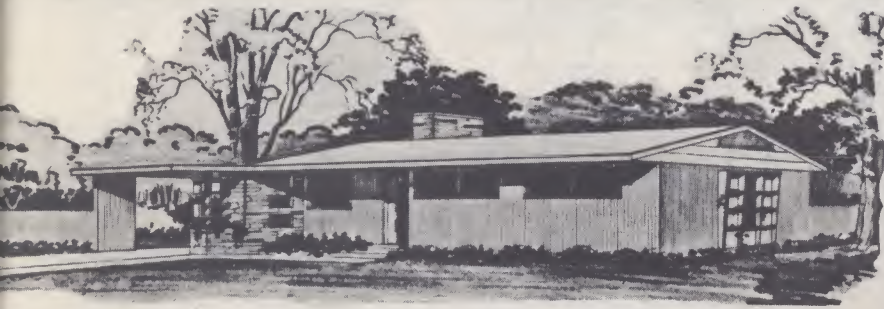
DESIGN R 295

1,346 SQ. FT., 24,897 CU. FT.

1 STORY HOMES
over 1300 sq. ft.



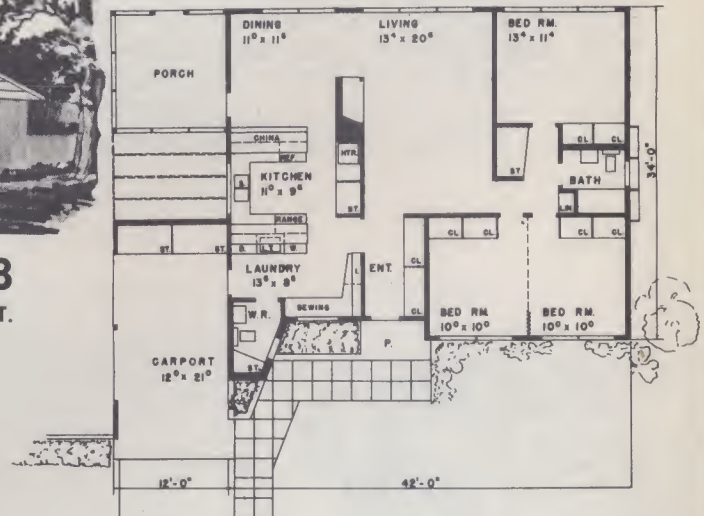
This home features a covered porch, a separate entry, a spacious living area, a conveniently located stairway, a well proportioned nook and ten closets. You could use the third bedroom as a study, dining room or as an extension of the kitchen-nook area for informal family living.



DESIGN R 38

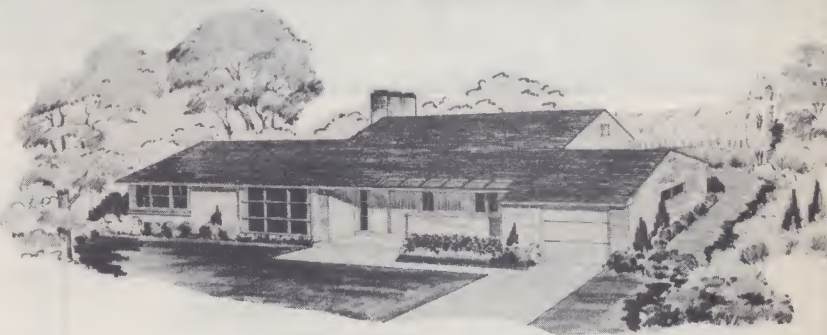
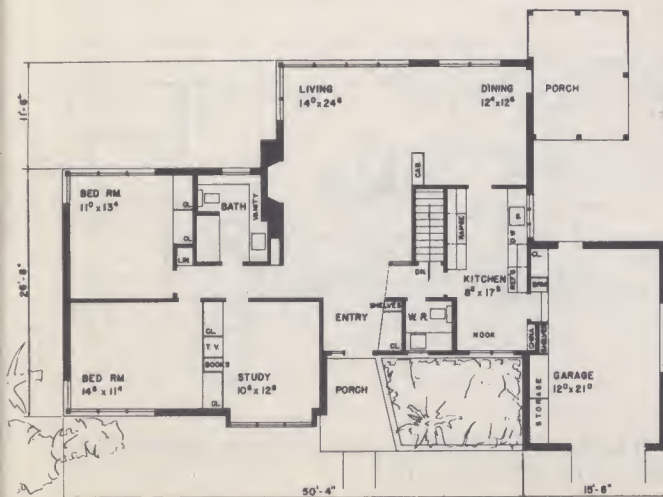
1,414 SQ. FT., 15,619 CU. FT.

The two front bedrooms can be made into one to provide a generous play area. Notice the efficient and convenient kitchen-laundry area. The screened porch off the dining will provide many hours of warm weather relaxation. The plans by Architects Palmquist & Wright show floor-to-ceiling panel windows on the garden side.



DESIGN R 66

1,554 SQ. FT., 34,118 CU. FT.



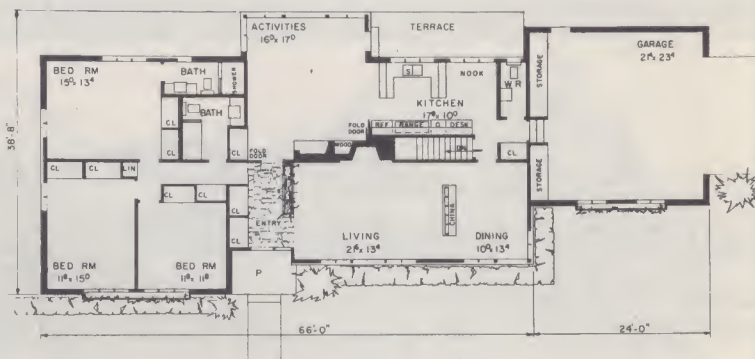
This house is built-in conscious with a TV and book space in the picture window study; a two wall vanity in the bath; card table storage at the fireplace end; and extra shelves at the entrance and in the garage. The projecting screened porch catches the breeze from any direction.



DESIGN R 485

2,082 SQ. FT., 38,053 CU. FT.

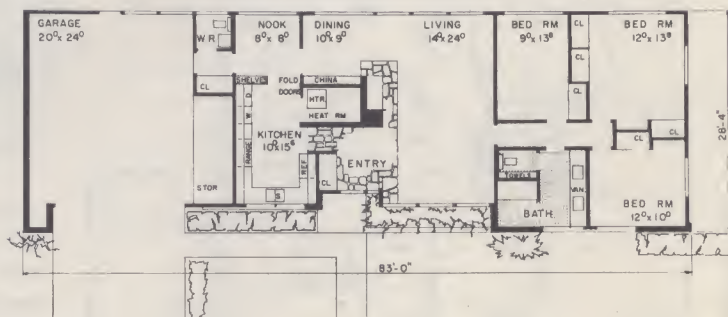
We believe this home will become one of the more popular Richard B. Pollman designs. The bedroom area has two baths, and there is a spacious activities room for the entire family. The kitchen has a breakfast nook and its own lavatory handy to the garage. The handsome brick exterior is set off by vertical wood panels to give a pleasing appearance in any setting.



DESIGN R 482

1,578 SQ. FT., 18,615 CU. FT.

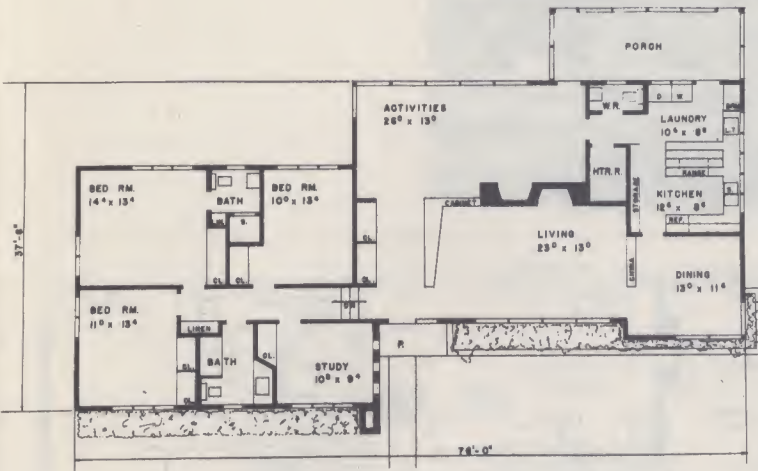
The clean sweep of the roof of this low-slung home gives it a feeling of stability you are sure to like. And construction costs have been lowered, too, by placing the heater room next to the fireplace, and combining kitchen and laundry. Note the large bath with double lavatory and the extra washroom near the garage. Noteworthy is the quarried stone in the front entry which provides beauty and durability.



WORKING DRAWINGS AVAILABLE FOR EVERY
DESIGN IN THIS BOOK.

DESIGN R 260

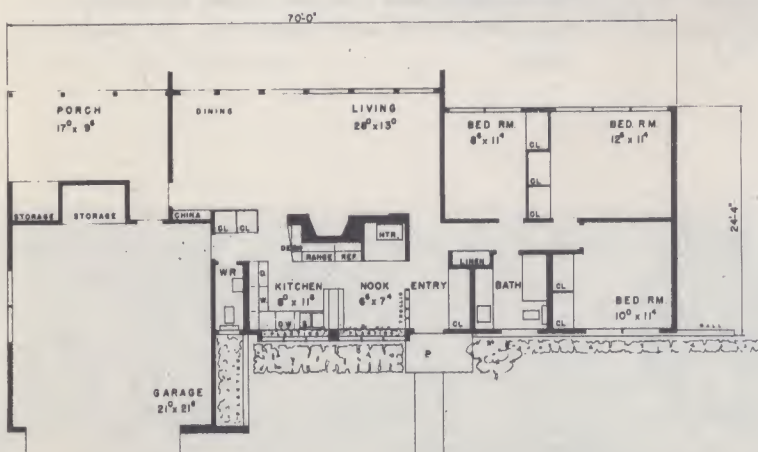
2,195 SQ. FT., 19,763 CU. FT.



A two-way fireplace wall separates the living and activities room, providing an area of privacy for both adults and children. Since this plan is primarily designed to satisfy the activities of the family with children, the study can readily be converted into a fourth bedroom. The housewife will find her kitchen and laundry chores much less burdensome with such efficient bases of operation.

DESIGN R 383

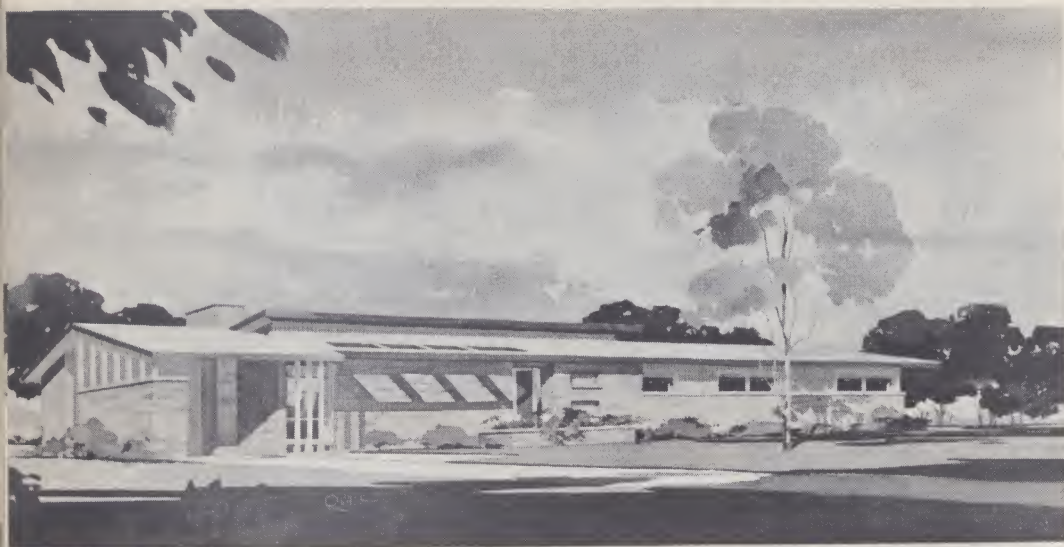
1,300 SQ. FT., 12,232 CU. FT.



Observe the efficiency of layout in this design for Convenient Living. Brightness and beauty are given by the large windows which comprise the entire outside wall of the living-dining area. The functional island with fireplace unifies this area with the practical kitchen-nook. No traffic jams here! The centered entry facilitates four-way passage.

SEE INSIDE BACK COVER FOR PREPAID ORDER CARD.

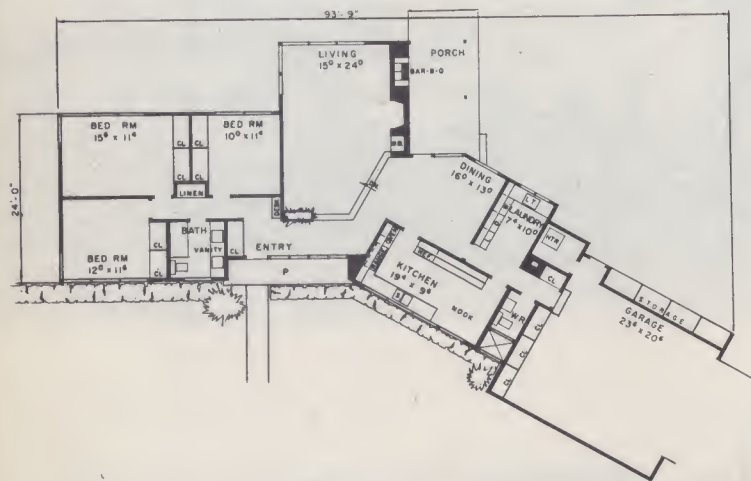
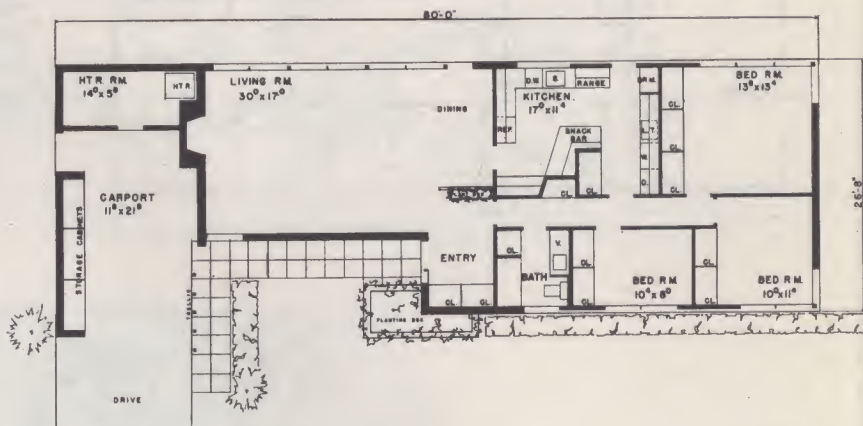
1 STORY HOMES
over 1300 sq. ft.



DESIGN R 291

1,557 SQ. FT., 15,208 CU. FT.

Attractive in any material but captivating in quarried stone, this smart home is the essence of contemporary design. It is outstanding (but not dominating) on hill-top or level ground. The advantages of wide roof overhang and adequate lighting are both retained by the location and size of the windows. Study the exceptional layout of the work area.



Choice of exterior materials can make a big difference in the character of a house. (See page 120) Here shakes and vertical siding are used in a pleasing manner. Often the small features of a home that mean added convenience are overlooked. Observe the double lavatories in the bath, the built-in desk and the flower box in the entry, and the stall shower in the wash-room.

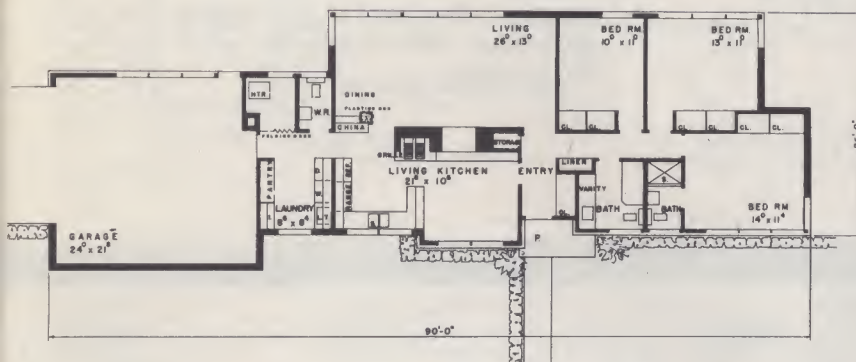
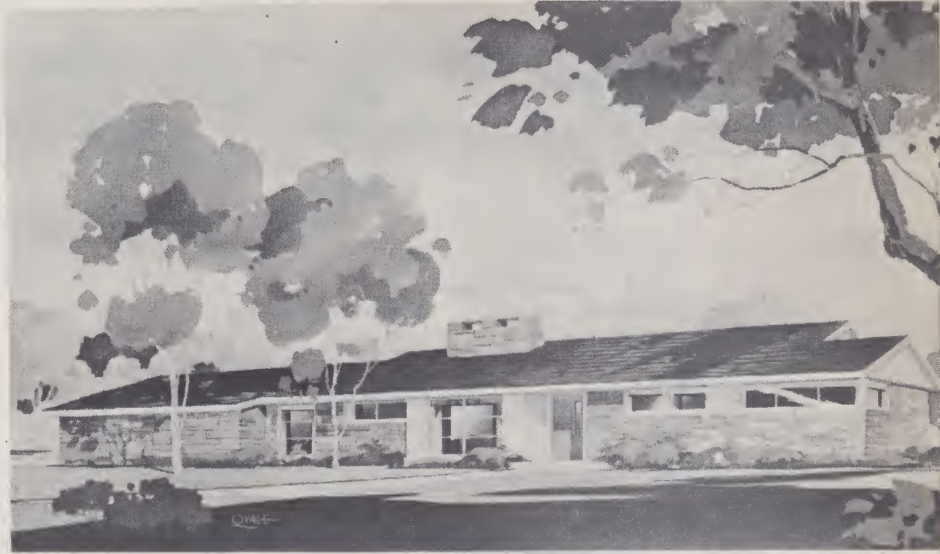
DESIGN R 402

1,780 SQ. FT., 18,483 CU. FT.



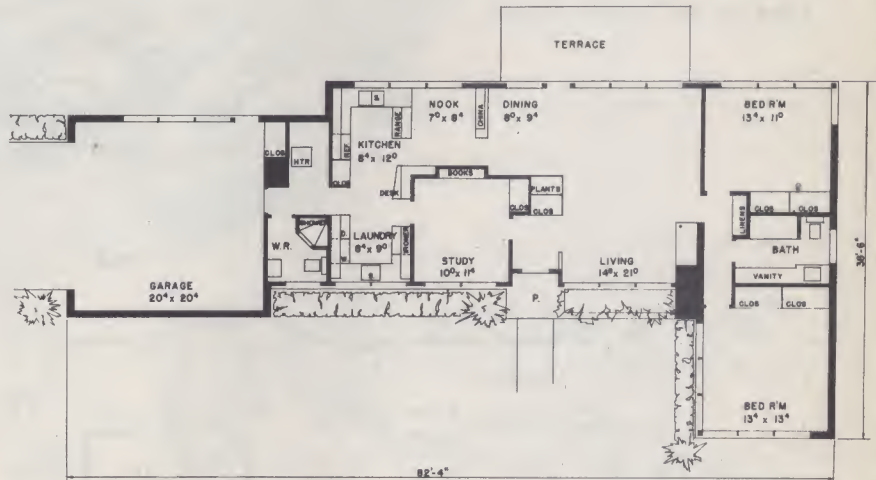
DESIGN R 377

1,648 SQ. FT., 17,806 CU. FT.



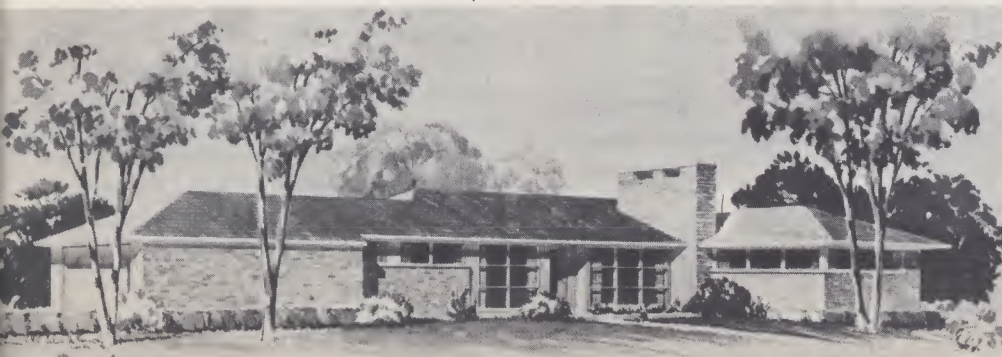
Long, low and luxurious, this spacious Convenient Living home embodies all the atmosphere usually found in the finest residential sections. It is particularly suited to a corner lot. There are two distinct living areas, with the two-way fireplace serving both. The living-kitchen also contains a grille. The closet space in this home emphasizes the word Convenience, as do the three ample bedrooms and the two and one half bathrooms.

The living-dining area has two full walls of glass. The study has one. In the bedrooms the banks of windows are shoulder high, allowing plenty of light in the rooms but preserving privacy and giving great freedom in furniture arrangement. The bathroom has a large vanity. The kitchen-laundry area is most complete. Notice the shower in the washroom.



DESIGN R 315

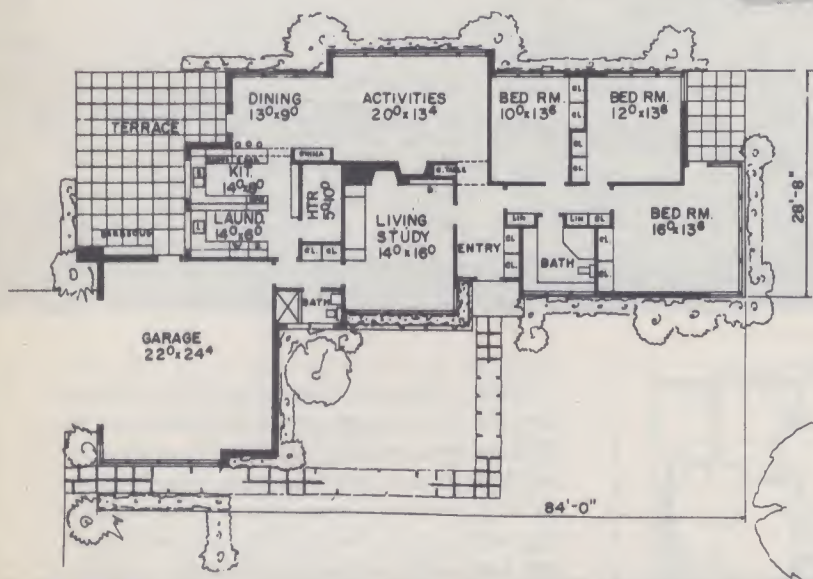
1,545 SQ. FT., 15,531 CU. FT.



1 STORY HOMES
over 1300 sq. ft.

DESIGN R 173

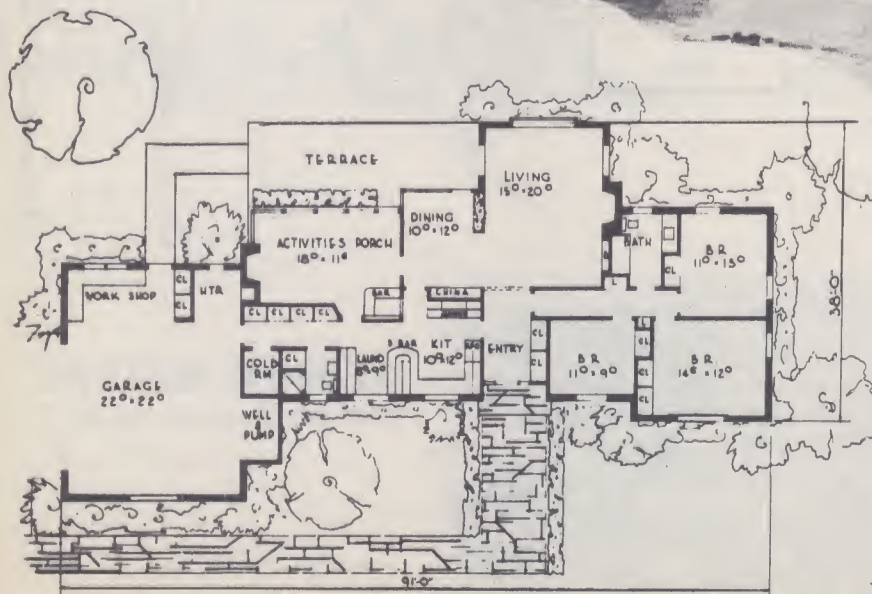
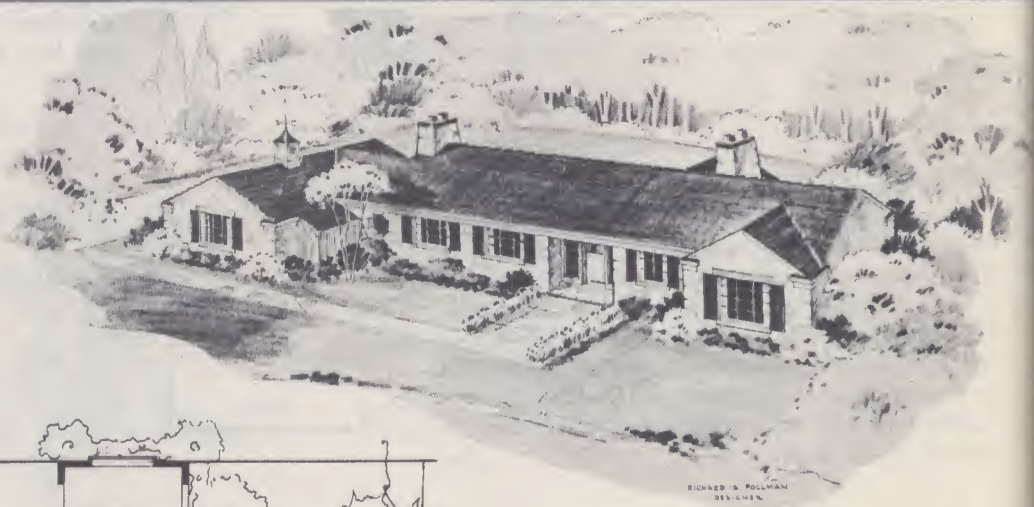
2,050 SQ. FT., 18,420 CU. FT.



Note these highlights: large entry with two closets; two linen cabinets and a corner tub bath with a vanity and a counter top sink; three spacious bedrooms—each having two closets; a terrace off the master bedroom; expansive glass areas to eliminate that cooped-up feeling and to capture the great outdoors; two fireplaces.

DESIGN R 174

1,938 SQ. FT., 22,312 CU. FT.



Frankly, have you ever seen anything quite like this before. What would normally be the porch has been enclosed with a continuous glass wall and now serves as an activities porch or area. The hallway to the hobby garage is formed with a solid bank of closets. This design is notable for its good traffic circulation.

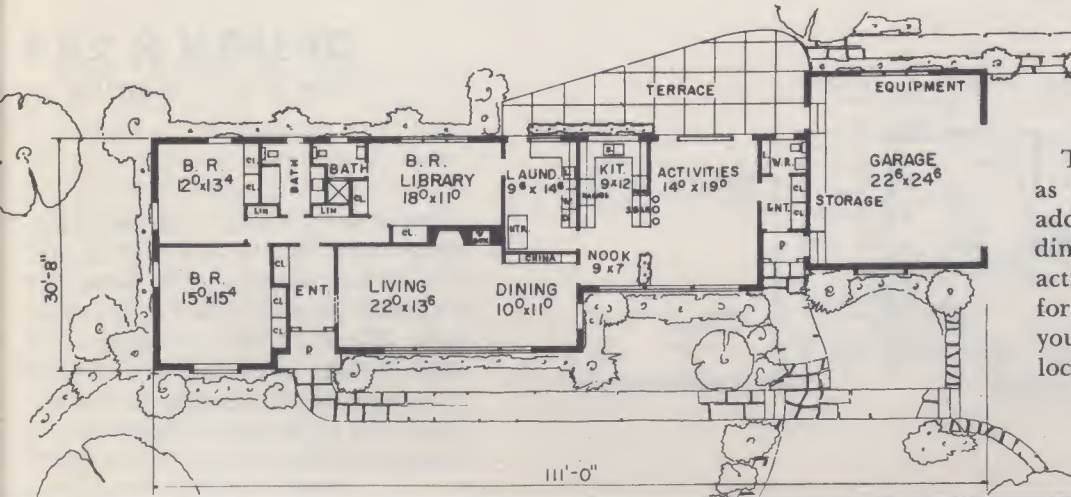
1 STORY HOMES
over 1300 sq. ft.



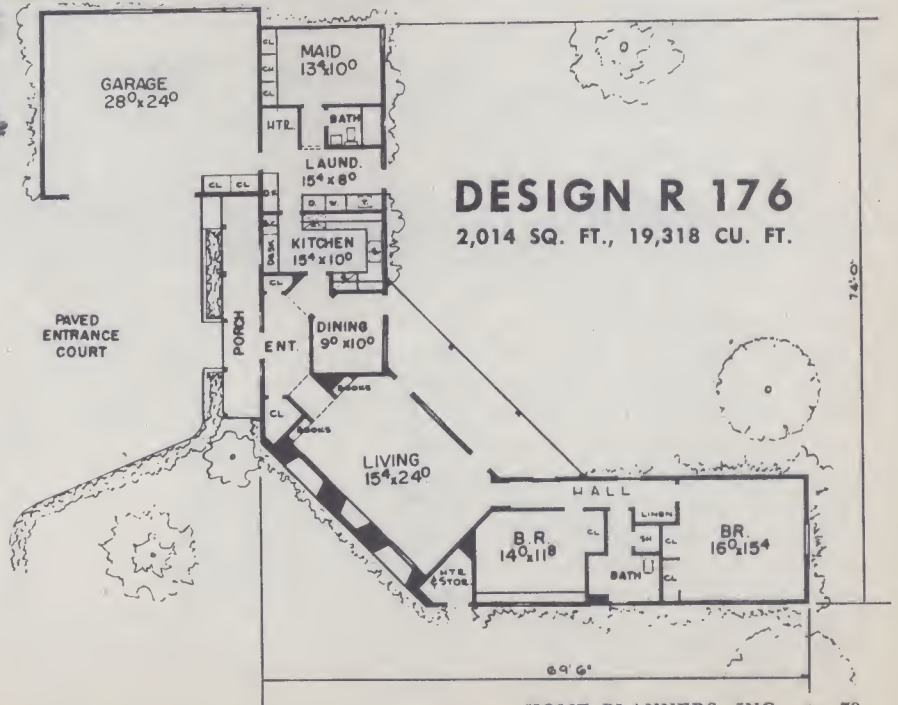
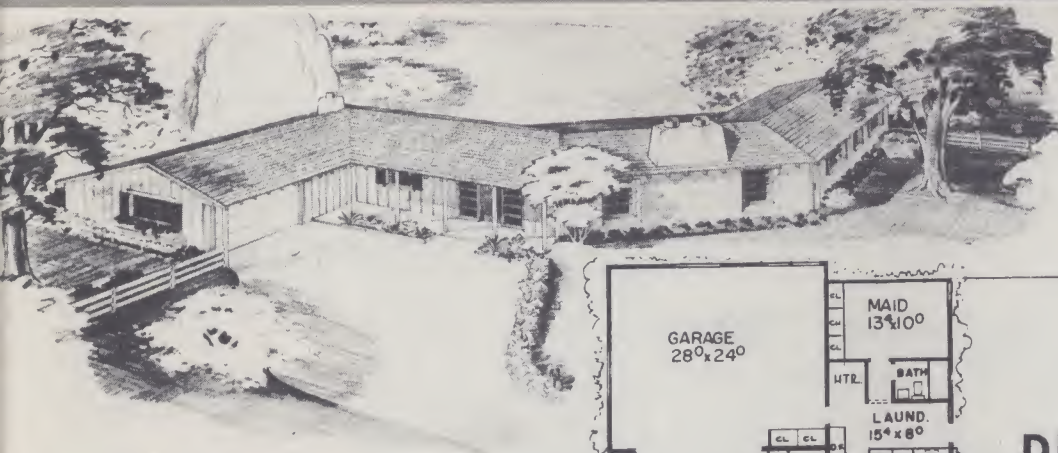
RICHARD & POLLMAN
DESIGNERS

DESIGN R 175

2,320 SQ. FT., 22,868 CU. FT.



The third bedroom could serve as a library in this home. In addition to the large living-dining area, there is a convenient activities room off the kitchen for real family living. Imagine yourself owning the key that unlocks the door to this home!

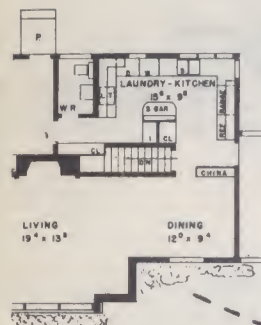


DESIGN R 176

2,014 SQ. FT., 19,318 CU. FT.

Westward Ho! Here's a design that will stir your imagination. Before you decide on a plan to meet your needs for western living, be sure to study the many features this home has to offer.

1 STORY HOMES
over 1300 sq. ft.

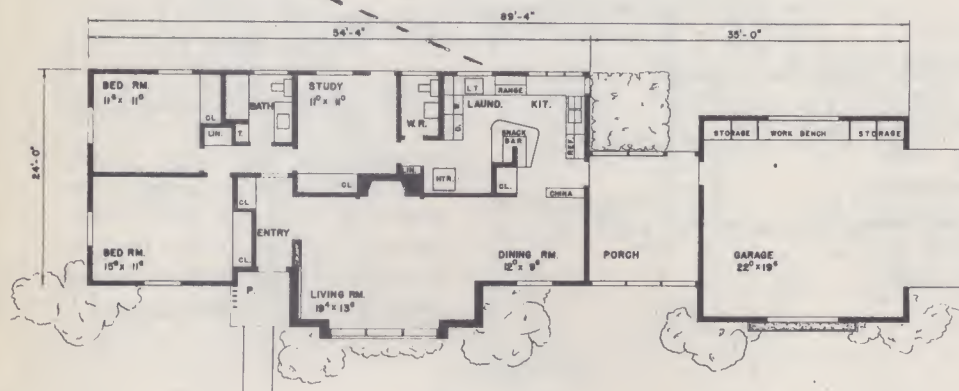


View showing
location of stair-
way in R 293.
The balance of
the plan is the
same as R 292.



DESIGN R 293

1,409 SQ. FT., 25,287 CU. FT.



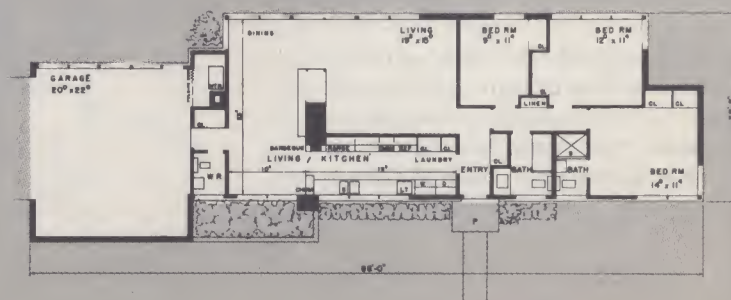
Once in a while a home comes along with such a pleasing balance of exterior design that it defies description. Whether you like the basement (No. R 293) or the basementless (No. R 292) version, the floor plan is equally as interesting as the exterior. Why not make a game out of listing the features you like most?



DESIGN R 378

1,581 SQ. FT., 16,758 CU. FT.

A neighborhood show place! The unbroken roof with the wide overhang and the clever window treatment make this design hug the ground. Stepping through the center entrance a visitor will be impressed by efficient inline laundry and living-kitchen. The living-dining area with its three-way fireplace and sweeping expanse of windows is a focal point. Toilet facilities are not lacking in a good design. This one has two baths and a washroom.



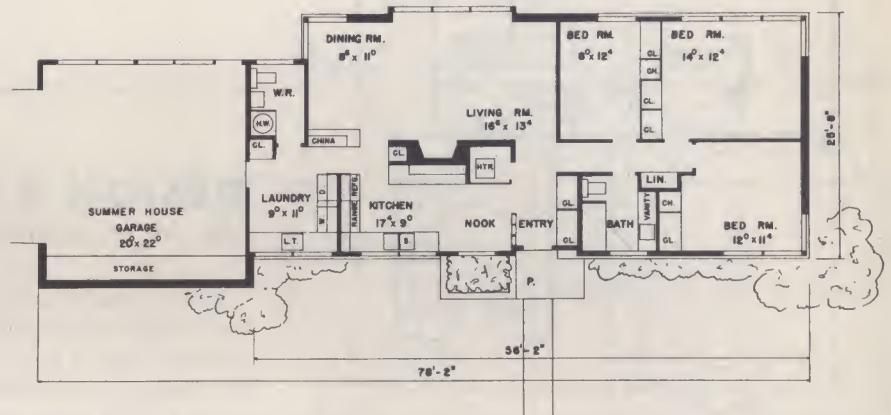
1 STORY HOMES
over 1300 sq. ft.



DESIGN R 297

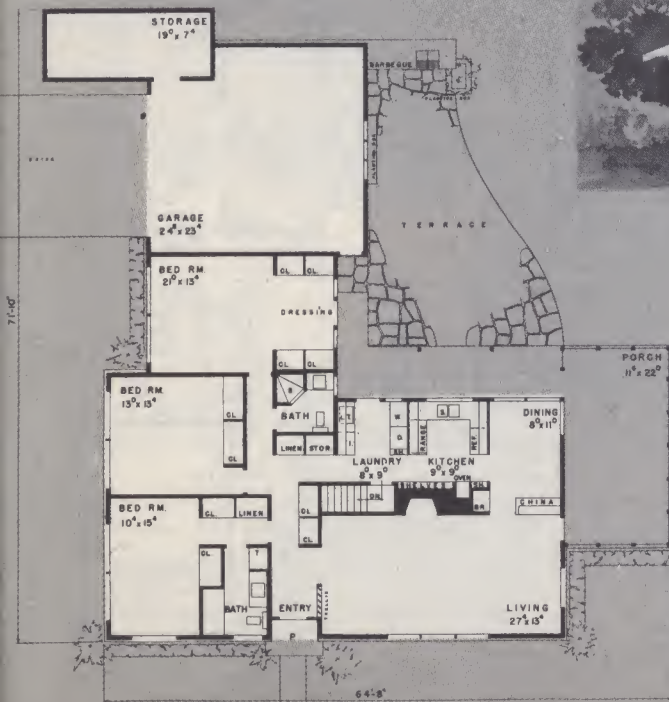
1,436 SQ. FT., 16,587 CU. FT.

Many features often desired but never found—until now! Delightful combination of vertical and horizontal siding and brick veneer; interesting panel window treatment; a solid brick-to-ceiling fireplace wall—the interior focal point of interest; attic ventilating fan for quick summer evening cooling; disappearing attic stairs in the hall for attic storage; built-in chests in bedrooms, and a china in the dining area; convenient, cheerful laundry and wash-room; and a combination storage garage and summer house.

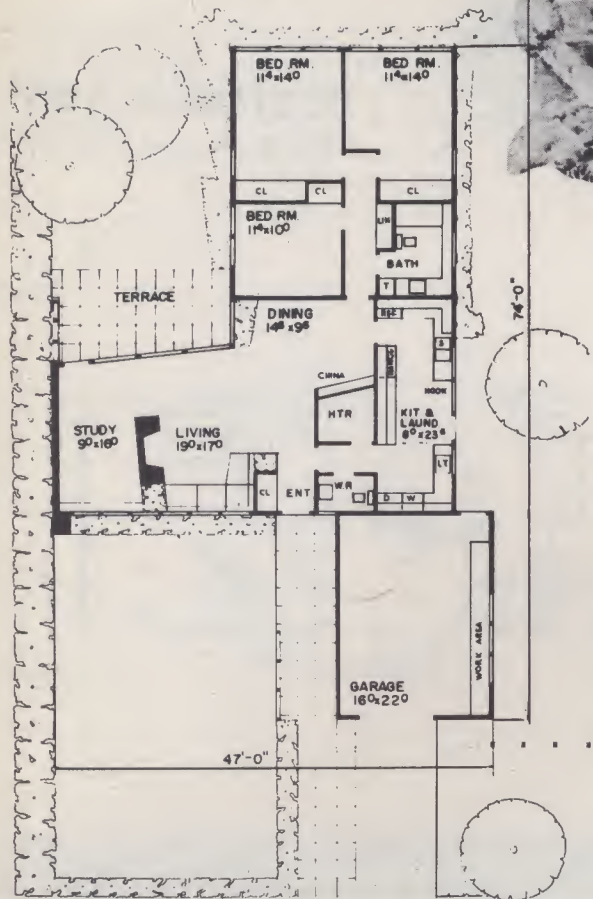


DESIGN R 355

1,838 SQ. FT., 34,682 CU. FT.



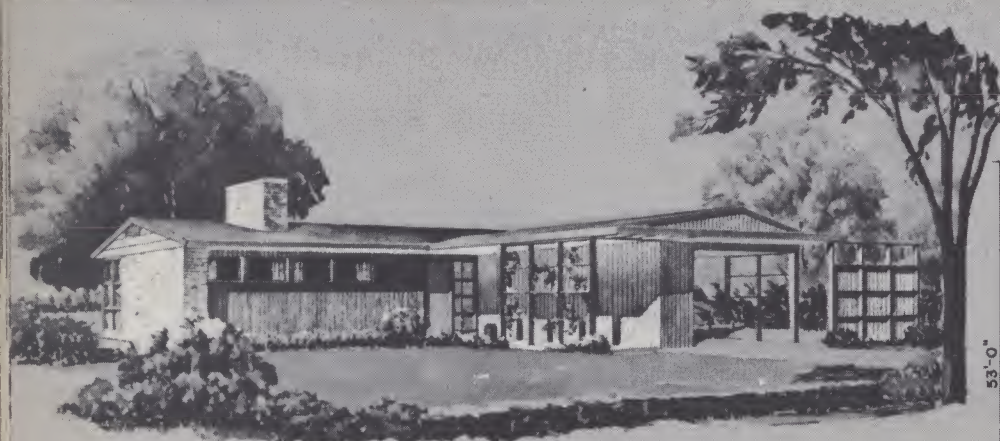
For those who love large bedrooms, this is the "just-what-we-want" home that offers that enjoyment at no sacrifice to other room space. Here is a masterpiece of floor planning which gives the owner easy access to all areas while preserving bedroom privacy. Look at the closet space. The living room is large and well lighted. The efficiency kitchen and dining area is intimate but not cramped. The porch and terrace with barbeque area embrace this home with solid comfort—ranch-type design at its best.



DESIGN R 223

1,552 SQ. FT., 17,612 CU. FT.

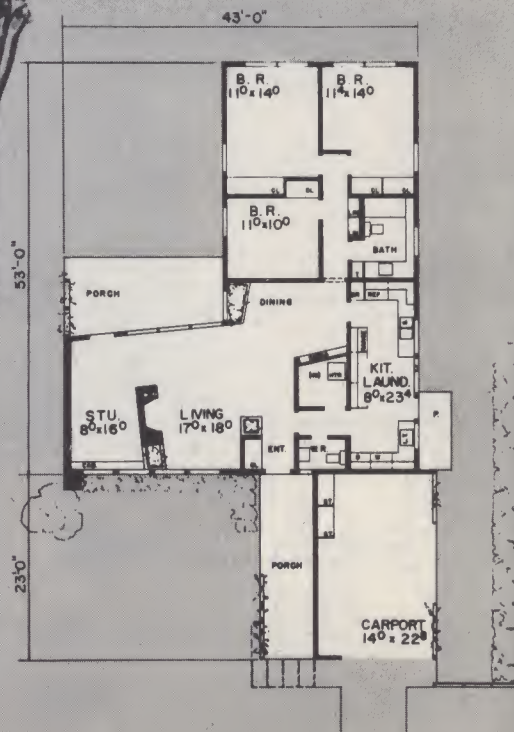
Here is an alluring home overflowing with practicality. The location of the bedrooms means peaceful sleeping; the high silled windows afford ample space for effective placing of furniture in the unique study-living room, and the enclosed terrace assures privacy. The home below is almost the same, except that it has a carport.

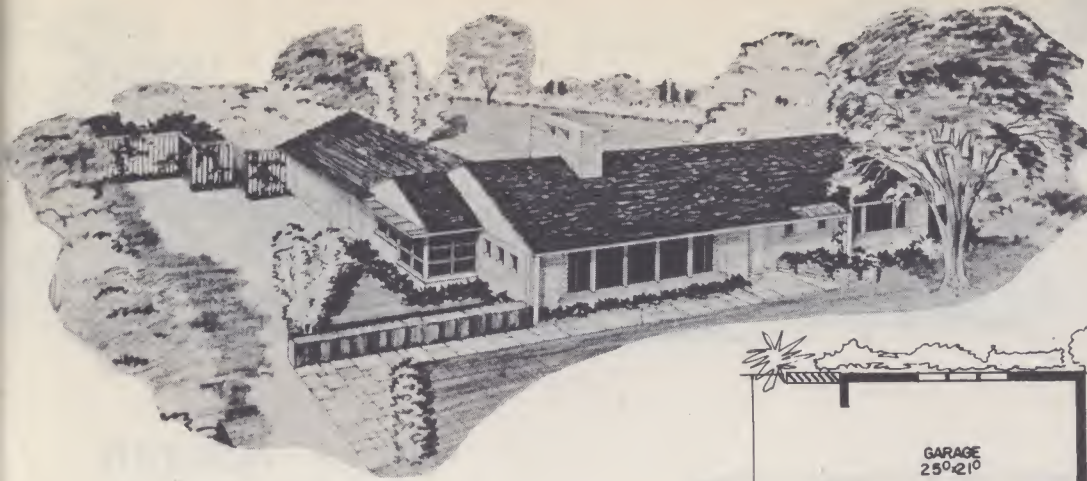


DESIGN R 188

1,552 SQ. FT., 15,950 CU. FT.

Contemporary design with its best foot forward! The vertical siding is provided relief by the brick veneer wall and the trellis work. The 2/12 built-up roof maintains that appealing low slung appearance. The open planning of the living-dining area with the study tucked behind the fireplace assures a feeling of spaciousness.

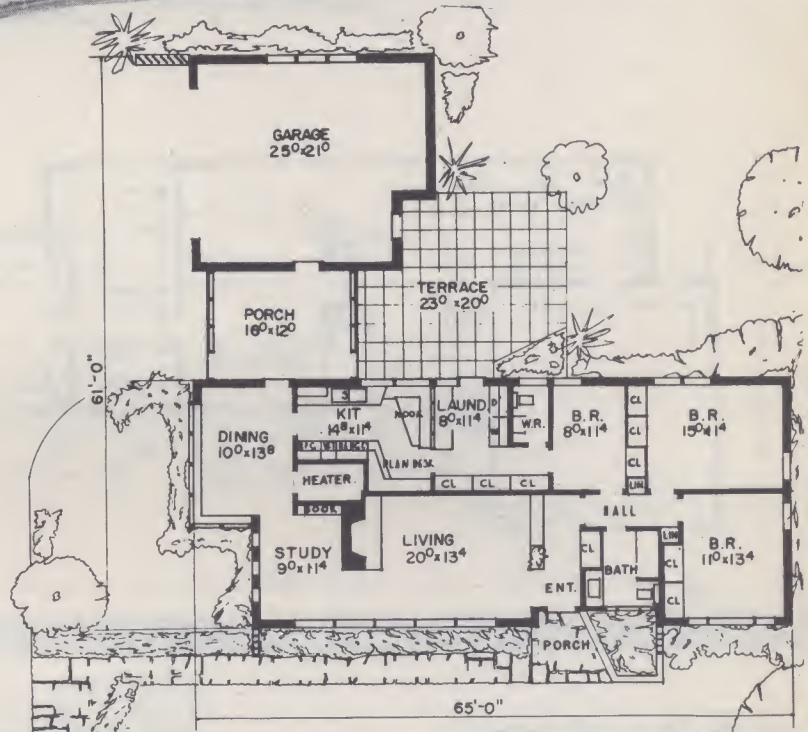




DESIGN R 208

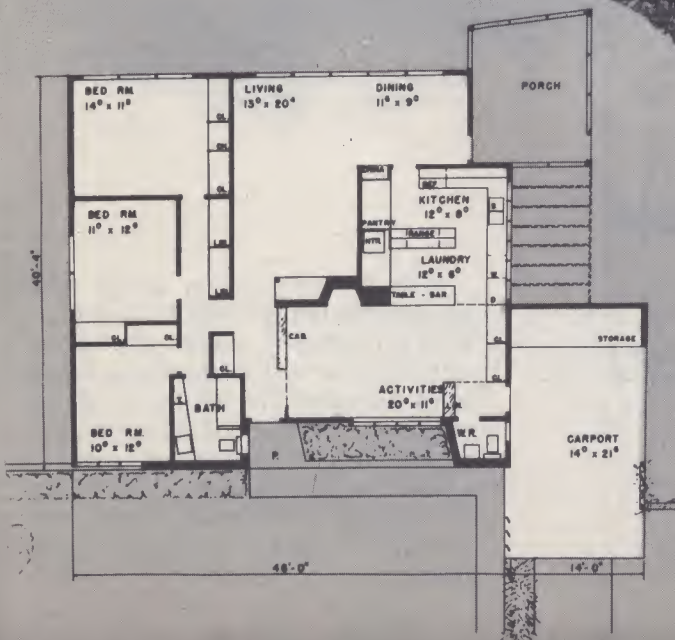
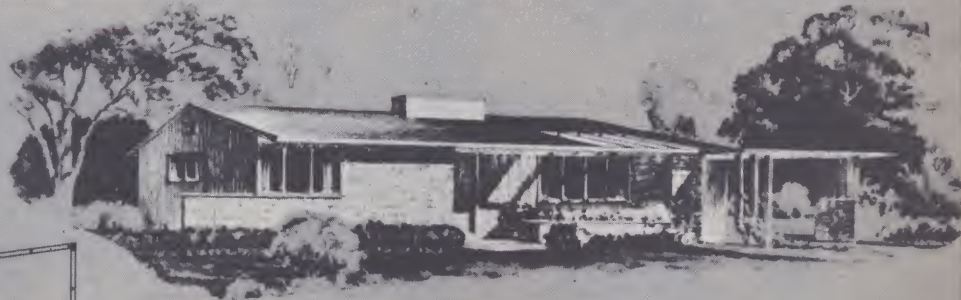
1,674 SQ. FT., 20,084 CU. FT.

A home of today with living for tomorrow. Imagine satisfying your needs in a home with a kitchen containing a nook and a planning desk; a light and airy dining room; a study; a porch; and a protected terrace. Perfect for that corner lot!



DESIGN R 34

1,734 SQ. FT., 18,031 CU. FT.

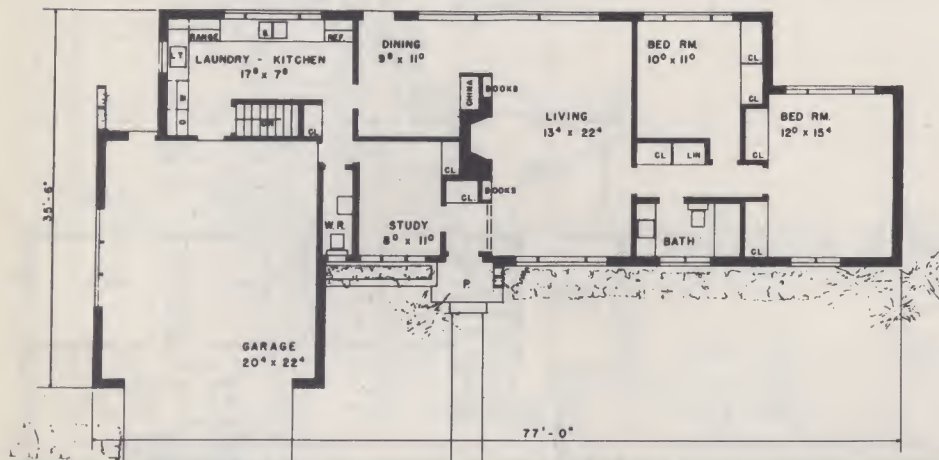


The carport, the porch and the irregular front of this home do not permit you to know that it is almost square in proportion. This proportion spells economical construction from the open-end fireplace in the living room to the very last of the many closets and built-ins. How many uses can you find for the activities area?

1 STORY HOMES
over 1300 sq. ft.

DESIGN R 238

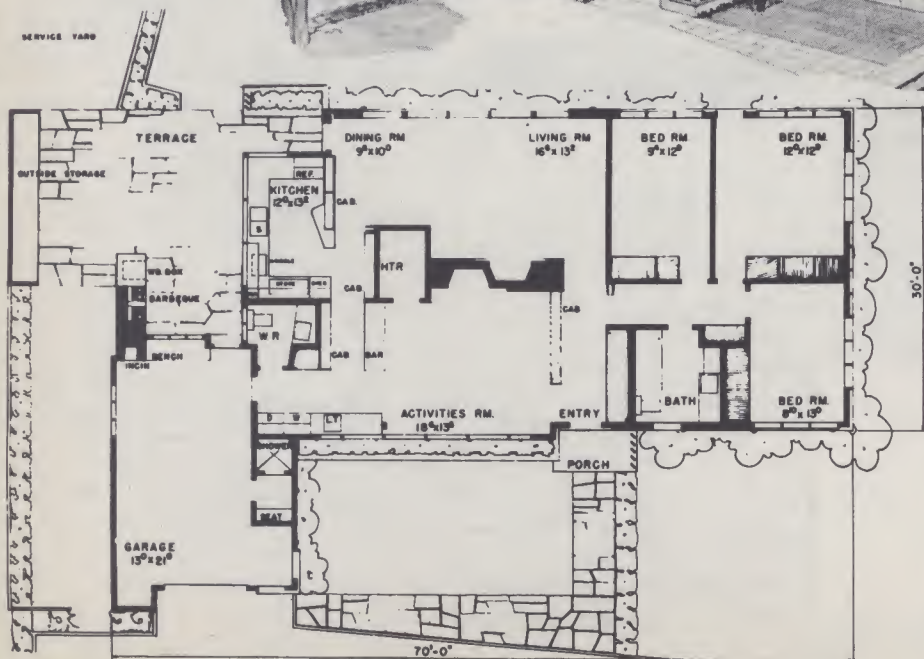
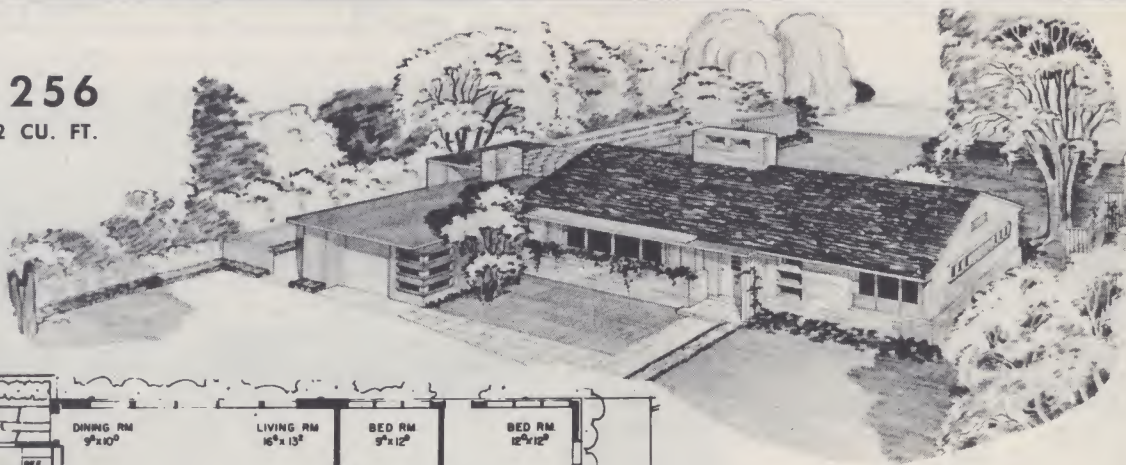
1,424 SQ. FT., 25,587 CU. FT.



Notice how the fireplace location provides dining privacy. Its location also permits two closets, two sets of bookshelves and a built-in china cabinet to be clustered around the fireplace. The study and washroom have their own private entrance from the garage.

DESIGN R 256

1,732 SQ. FT., 19,052 CU. FT.



Here is contemporary design with pleasurable living. Each bedroom has built-in wardrobe closets. The activities room, as well as the living room, has a fireplace. The built-in oven and griddle of the natural wood kitchen are up-to-the-minute. The barbecue terrace and after-bathing shower in the garage will provide unexcelled summer enjoyment. Ideal for beach living.

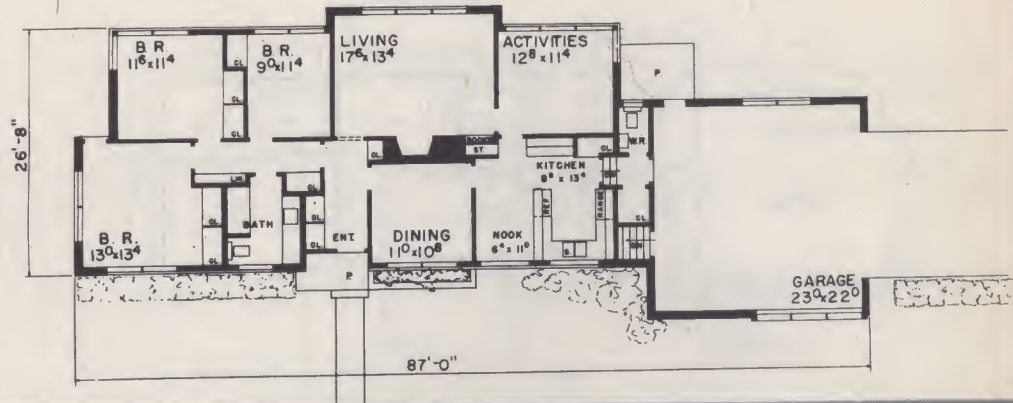
1 STORY HOMES
over 1300 sq. ft.



DESIGN R 39

1,624 SQ. FT., 29,197 CU. FT.

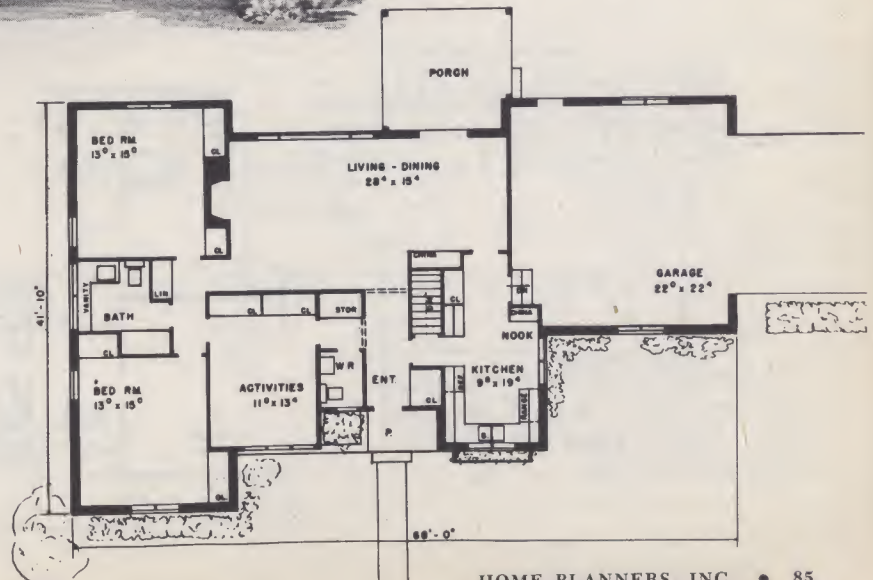
Good traffic circulation, separate living, dining, nook and activities areas, an efficient U-shaped kitchen, and a convenient washroom and closet at the stepped-down garage make this home one that will give you much pleasure of living.



DESIGN R 27

1,625 SQ. FT., 30,807 CU. FT.

With a projecting garage and bedroom wing, and a recessed porch and planting area, there's no possibility of monotony in this pleasant hip roof design. Note how the basement stairs are close to both the front and grade entrances. The activities room could be used as a third bedroom, study or quiet living room.



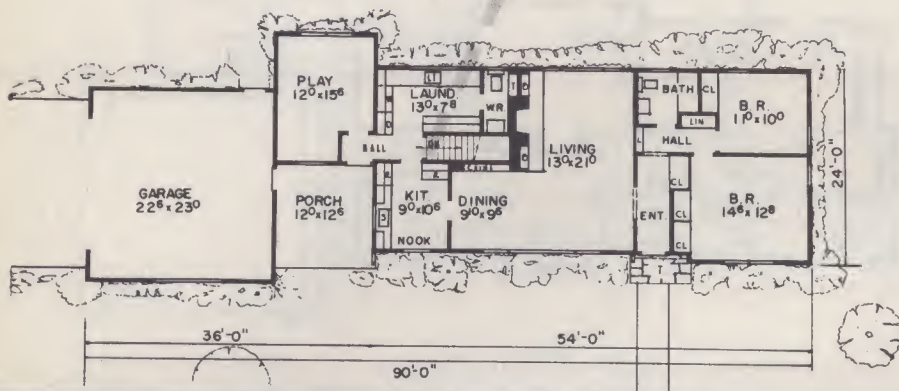
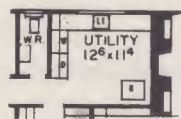
1 STORY HOMES
over 1300 sq. ft.

DESIGN R 205

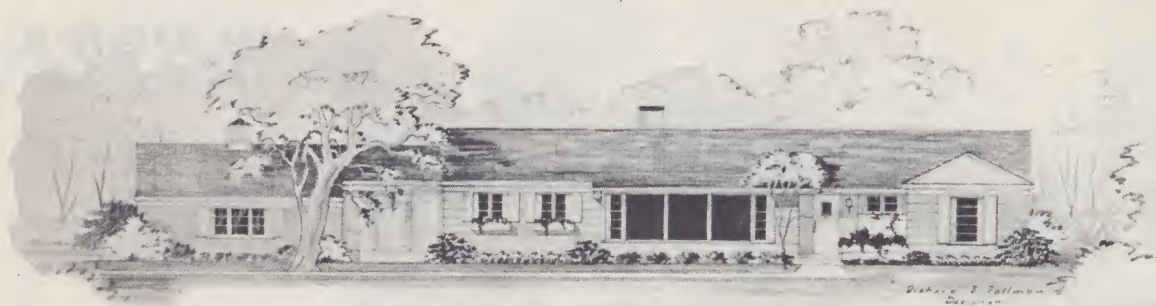
1,472 SQ. FT., 19,489 CU. FT.
28,321 CU. FT. (WITH BASEMENT)



Alternate no-basement plan
included with blueprints. Bal-
ance of plan remains unchanged.



This captivating design can be built with or without a basement. The spacious living room with the fireplace flanked by built-in bookcases will make your hours of relaxation seem like a dream. The playroom has many uses too.



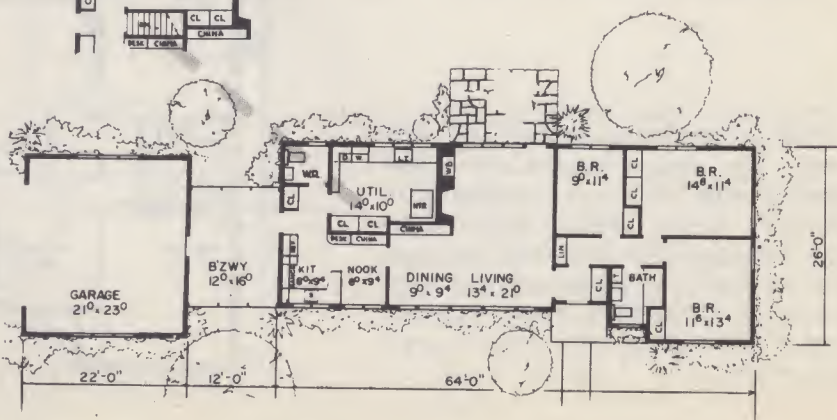
Location of stairs in alternate
basement plan. No change in bal-
ance of plan.



DESIGN R 204

1,459 SQ. FT., 17,508 CU. FT.
25,262 CU. FT. (WITH BASEMENT)

A home you will have fun living
in! Note how it is laid out into
three distinct areas for working,
living and sleeping.



1,912 SQ. FT., 21,863 CU. FT.

GARAGE
22' x 22'

LAUNDRY
13' x 9'

KITCHEN
16' x 12'

DINING
15' x 12'

LIVING
21' x 17'

STUDY
12' x 9'

BED RM
14' x 11'

BED RM
13' x 16'

BED RM
13' x 9'

BATH

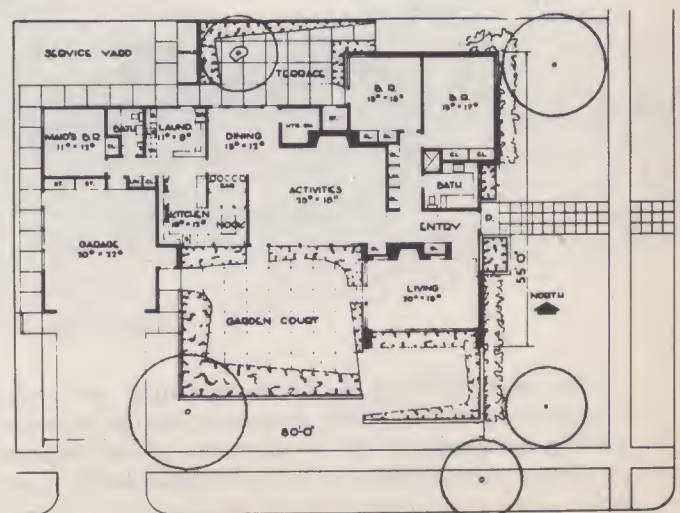
PORCH

STORAGE

Overall Dimensions: 22'-0" x 38'-0"

2,444 SQ. FT., 23,018 CU. FT.

- Convenient traffic circulation.
- Private living area with a view.
- Note how kitchen-dining and activities areas complement each other, and how they take advantage of both the garden court and terrace.
- Locations of bedrooms assure restful quiet.
- Seventeen closets. Count them!



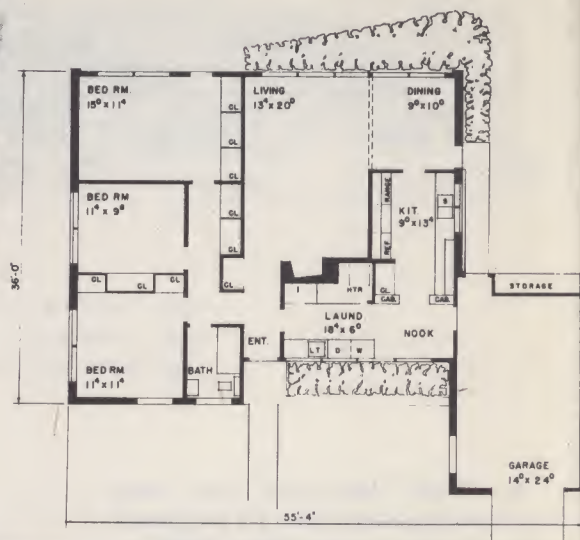
1 STORY HOMES
over 1300 sq. ft.

DESIGN R 289

1,432 SQ. FT., 14,990 CU. FT.



Rectangular construction is the least expensive type of construction. The appeal of the exterior design does not have to suffer either. Notice how the wide roof overhang and the contrasting materials of brick and vertical siding are very satisfying.



DESIGN R 190

1,622 SQ. FT., 17,176 CU. FT.

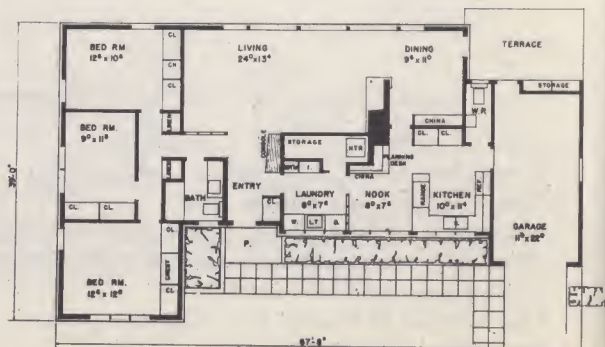


DESIGN R 125

1,704 SQ. FT., 19,582 CU. FT.



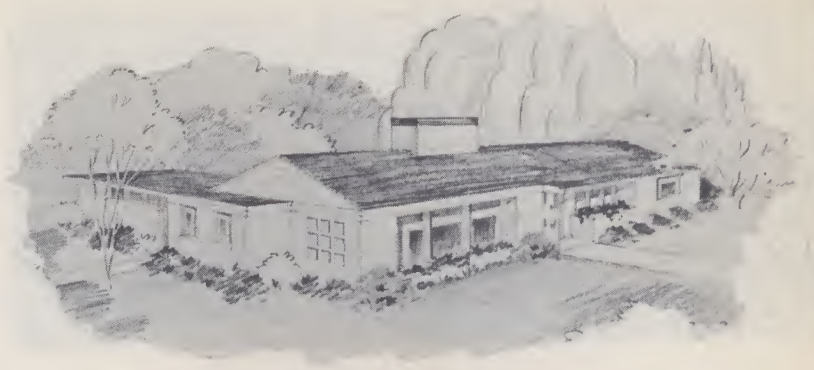
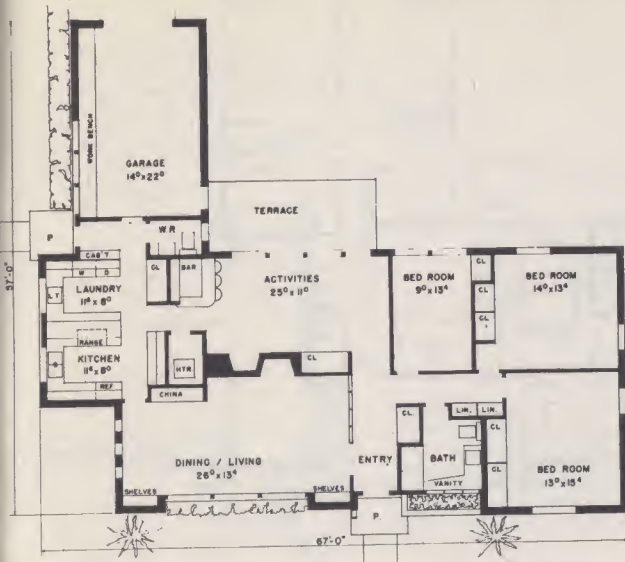
The open planning of the living-dining area creates a room thirty-three feet long. The dramatic expanse of solar glass overlooking the garden adds to the effect of spaciousness. There is an ultra-smart fireplace; a built-in china cabinet; a translucent wall.



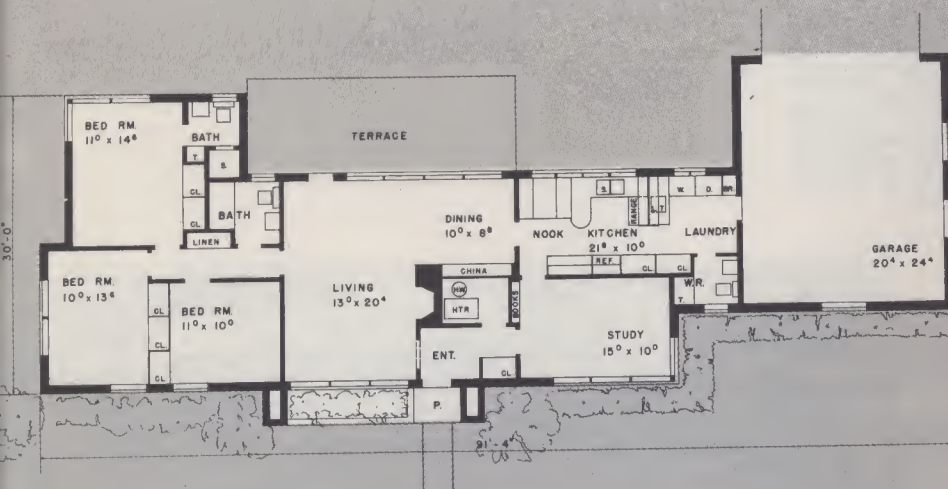
DESIGN R 124

2,032 SQ. FT., 22,651 CU. FT.

1 STORY HOMES
over 1300 sq. ft.



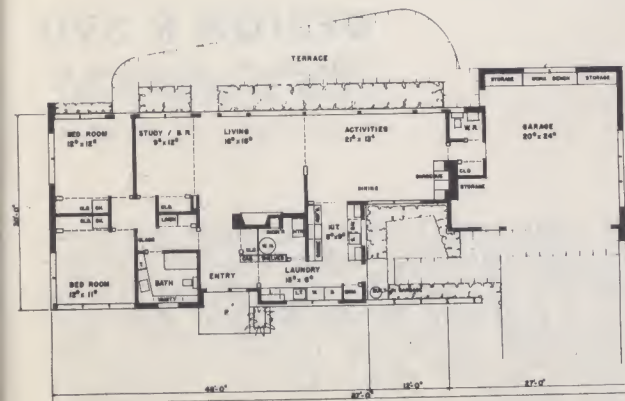
A wholesome house with a convivial nature . . . Grand for children; for company; for the enjoyment of life . . . But a practical house, too, where work is made light by system . . . A beautiful house of disciplined imagination . . . Study the plan to appreciate in detail the many good ideas that went into it.



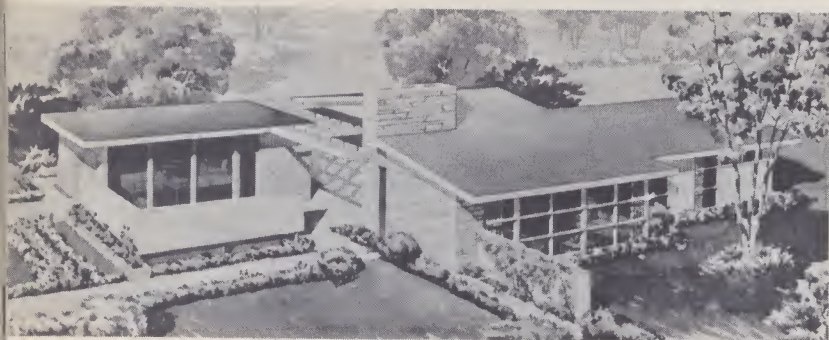
An overall length of 91'-4" would almost always place this elegant ranch house in the country or in the outlying areas of cities. A study of the floor plan will indicate how much scope is given to real living in this truly luxurious home . . . the front entrance opens to the living room which stretches through the center of the house joining with the dining space to form an L shaped area of great size.

DESIGN R 48

1,674 SQ. FT., 19,840 CU. FT.



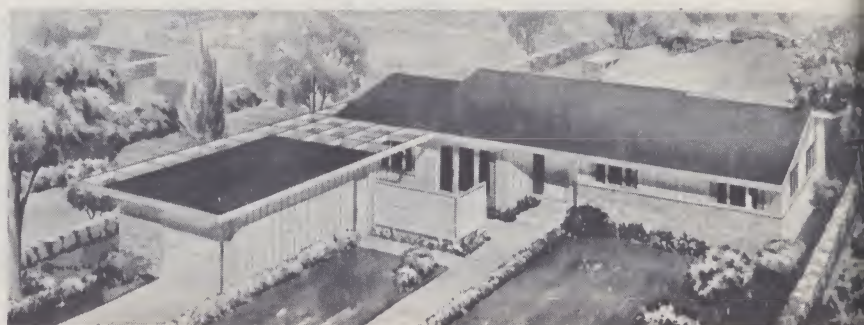
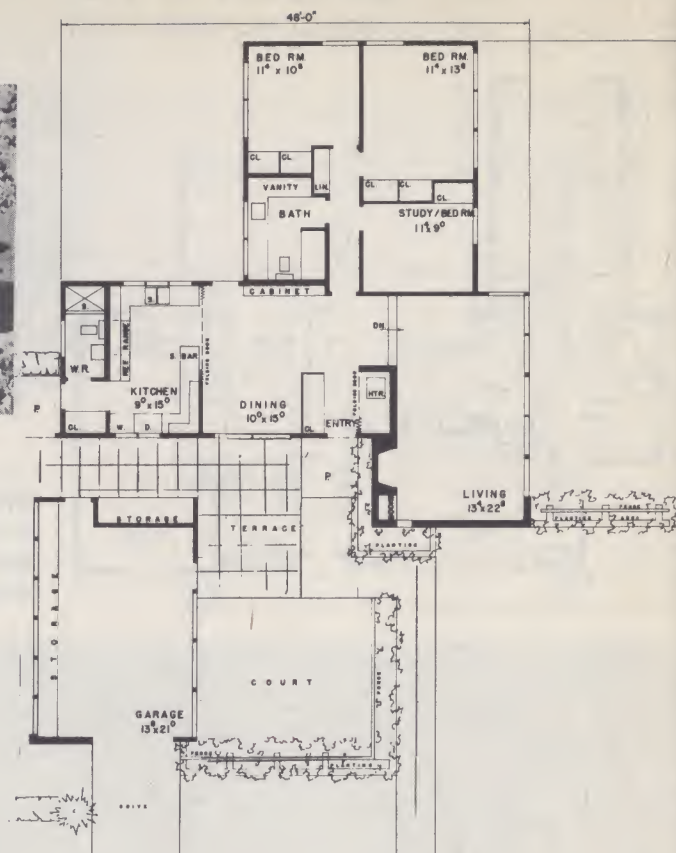
True family living will be given every opportunity for expression in this pleasing brick veneer home with contemporary styling. Study the floor plan carefully, but do not overlook the outdoor living possibilities. Imagine the cheerfulness created by the natural light streaming into the living-activities area.



DESIGN R 386

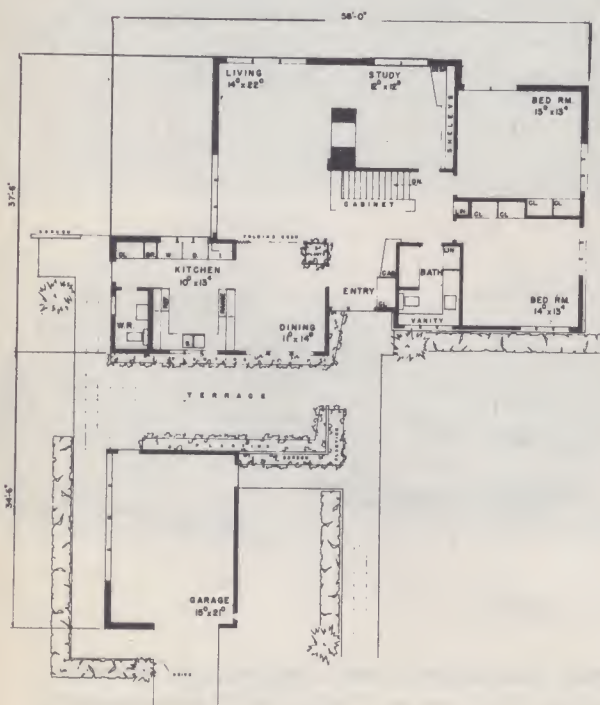
1,495 SQ. FT., 14,584 CU. FT.

Here is proof that the small lot need not be a problem. This contemporary home offers good living to the city dweller who loves freedom and convenience. A West-facing lot, allows the large living area windows to face the South. Low, wide roofs and panel windows provide a free-living atmosphere. Privacy is achieved with interestingly designed fences.

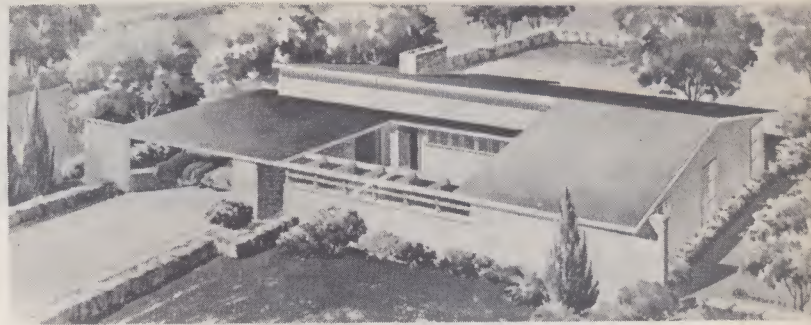


DESIGN R 390

1,715 SQ. FT., 23,650 CU. FT.



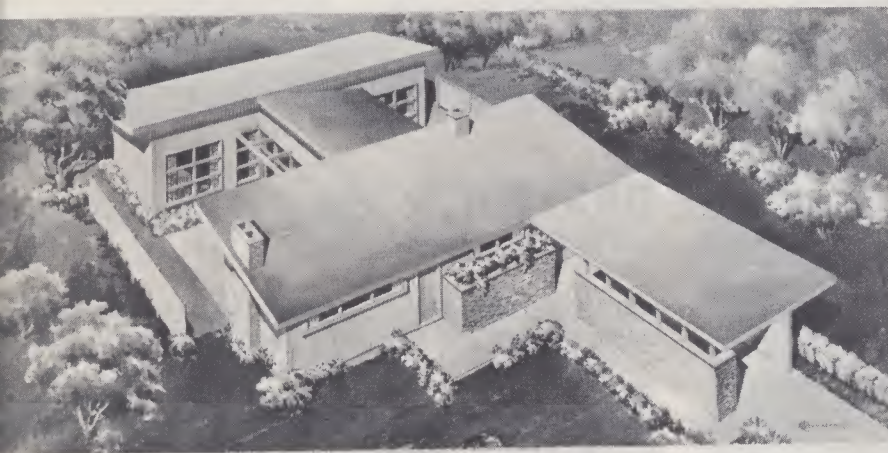
The trellis work between the garage and house not only casts interesting shadows but creates a feeling of continuity of design. The open planning of living area is a focal point of this delightful floor plan. Don't overlook the two-way fireplace of living room and study; and the various built-ins including the dramatic planter.



DESIGN R 412

1,712 SQ. FT. 17,651 CU. FT.

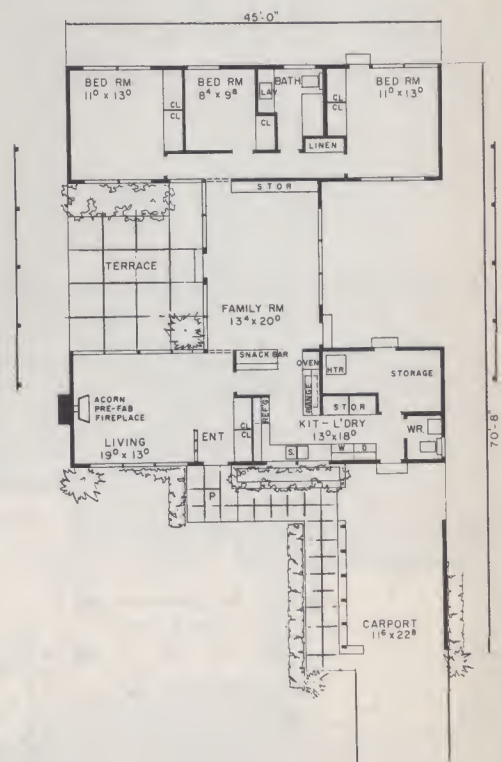
Convenient Living must be judged in relation to the activities of all the members of the family. Two baths in sleeping area relieve morning congestion. A large family room satisfies the children and their friends. An efficient kitchen with no through traffic delights the cook. A large carport with covered entrance to the front door pleases the drivers.



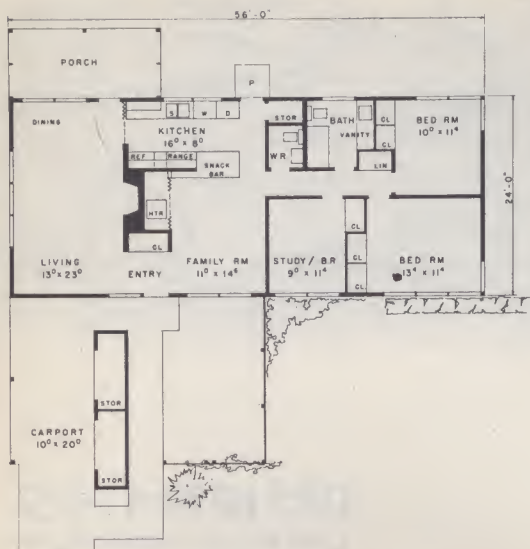
DESIGN R 429

1,546 SQ. FT., 14,846 CU. FT.

The family room can be a most important part of the daily routine where children are concerned. In this imaginative contemporary design it is strategically placed where its activities do not conflict with those of the other areas of the house. Note its cheerful atmosphere. Study the features of the work area.



1 STORY HOMES
over 1300 sq. ft.



DESIGN R 413

1,344 SQ. FT., 12,902 CU. FT.

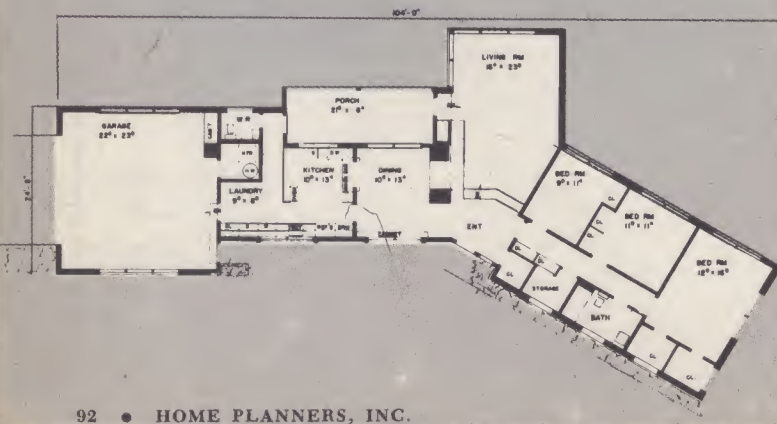
Storage space and wardrobe closets should be adequate in every design. In this plan the work area has plenty of cupboard space. Each bedroom is well provided for. The large linen closet is well situated. Note the roomy storage area inside the rear grade door, and the carport storage units.



DESIGN R 71

1,828 SQ. FT., 20,838 CU. FT.

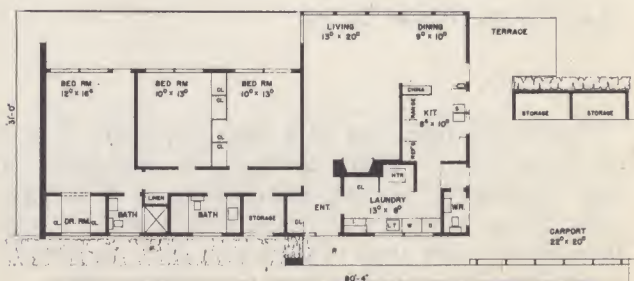
A house with a bit of bend is always interesting to look at. Proper floor planning can make it extremely practical. Here, the center entrance routes traffic excellently. Like that sunken living room?

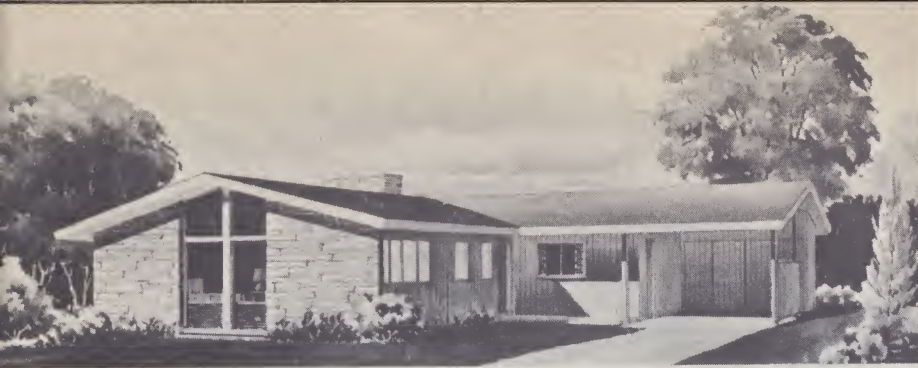


DESIGN R 68

1,531 SQ. FT., 14,135 CU. FT.

Each building dollar spent is an investment in luxurious living in this house where advanced styling is combined with economical construction. The living-dining area is large and bright. Solar windows enhance the sense of space. The kitchen-laundry-heating area is compact and efficient. Study the interesting bedroom area.

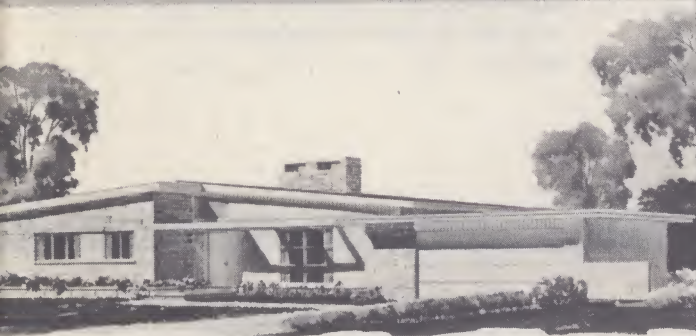
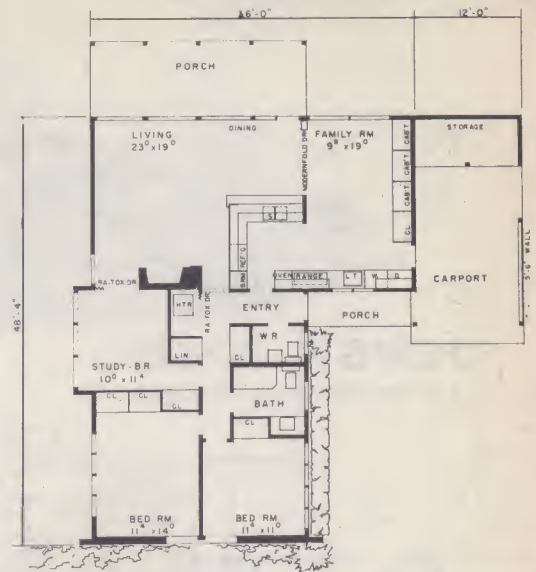




DESIGN R 430

1,416 SQ. FT., 14,626 CU. FT.

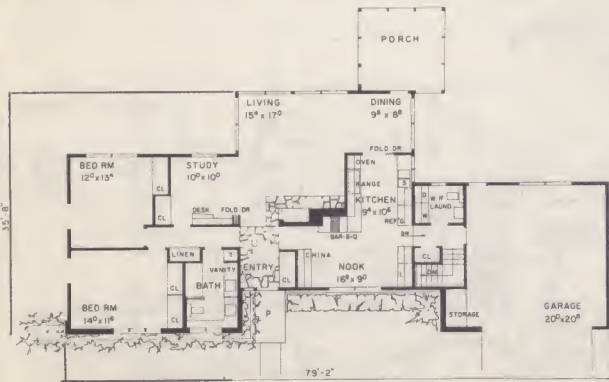
Traffic circulation is important. This Pollman design with its center entry hall can disperse traffic in all directions conveniently. The open planning of the living and working areas not only means less expensive construction, but also the desirable feeling of spaciousness. Notice the two sheltered accesses to the carport.



DESIGN R 451

1,540 SQ. FT., 28,861 CU. FT.

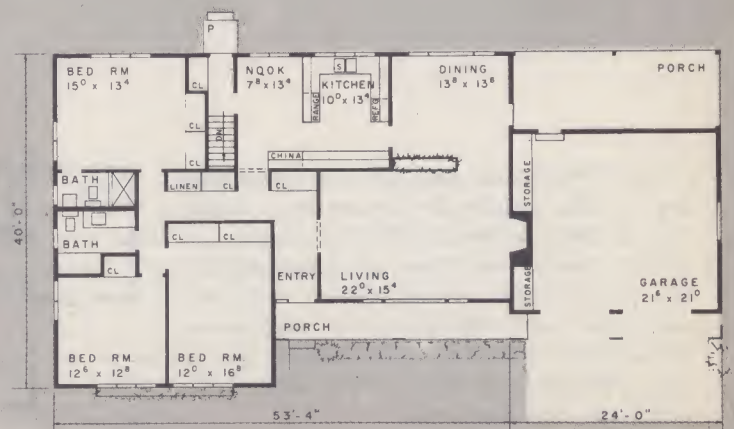
Make mine contemporary. The 2/12 pitch roof and the flat roof are characteristics of the latest in home design. A study of the floor plan reveals equally up to the minute features. Noteworthy are the built-in desk, vanity, china and cooking equipment. The barbecue means fun for all family members.



DESIGN R 405

1,880 SQ. FT., 35,500 CU. FT.

Situated on a north front lot, the rays of the hot summer sun would rotate away from sleeping area. The wide overhang of the hip roof keeps out the high summer sun but allows the lower winter sun to shine into rooms with the southern exposure.

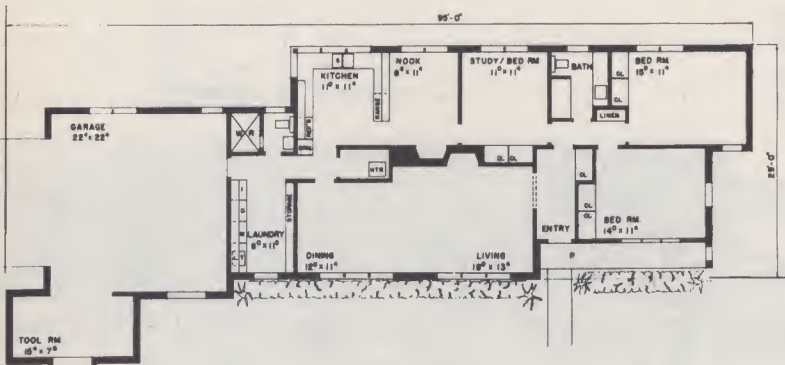


1 STORY HOMES
over 1300 sq. ft.

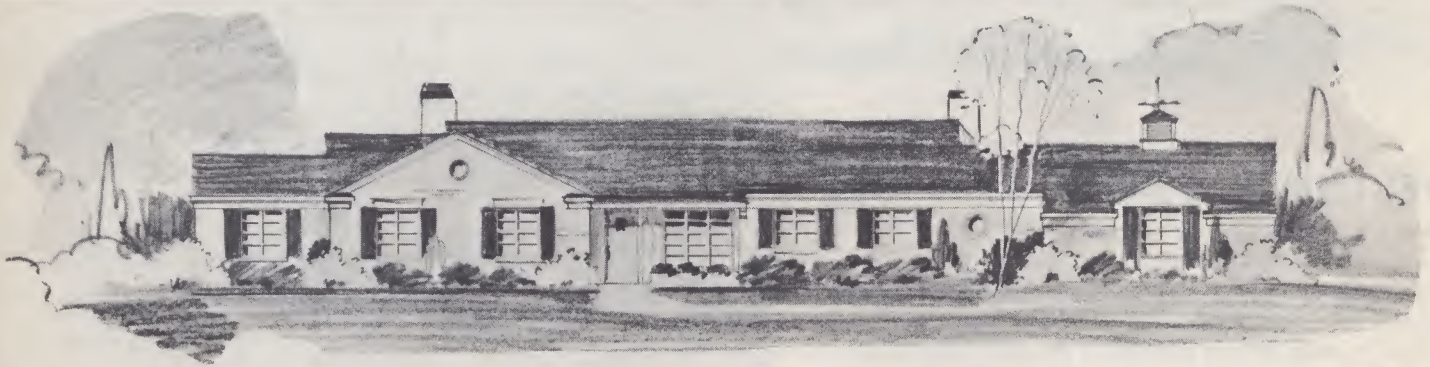


DESIGN R 88

1,702 SQ. FT., 20,019 CU. FT.



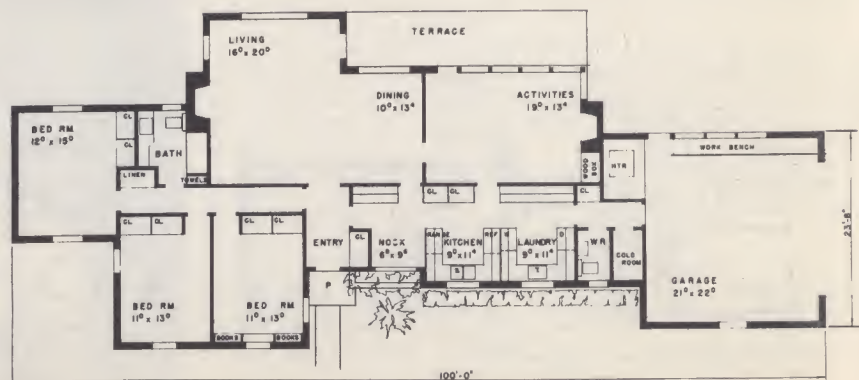
A real ranch home! The massive fireplace wall has a second fireplace in the large nook for that cheery breakfast or informal get-together with friends over a cup of coffee in the long winter months. The tool room, the washroom with shower and the storage-laundry, all become important for a country location.



DESIGN R 119

2,125 SQ. FT., 25,500 CU. FT.

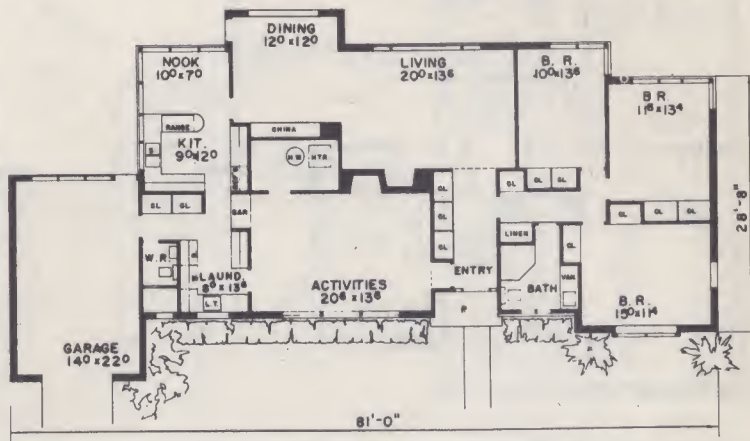
Study this plan carefully if you're looking for the utmost in *Convenient Living*. Notice the excellent traffic circulation to assure privacy and ease of housekeeping. See the splendid nook, kitchen, laundry, washroom and cold room arrangement—including an abundance of cabinets, closets, and work surface. The terrace serves both living and activities areas.





DESIGN R 120

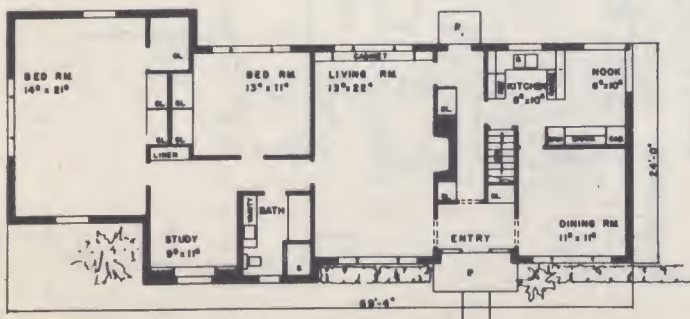
2,100 SQ. FT., 25,600 CU. FT.



The owner of this home would get everything in double measure: two closets in each bedroom; two bathrooms; two linen closets; two fireplaces; two places to eat besides the dining room; and with the activities area, there are two family living centers. A symphony of exterior lines, plus a pleasing combination of brick veneer and field stone provide the finishing touches for this unusual home.

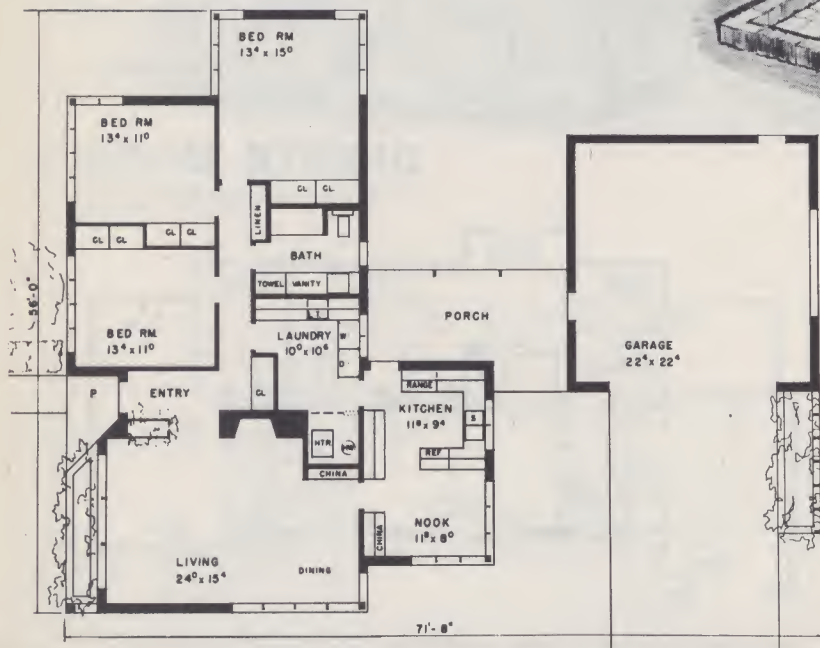
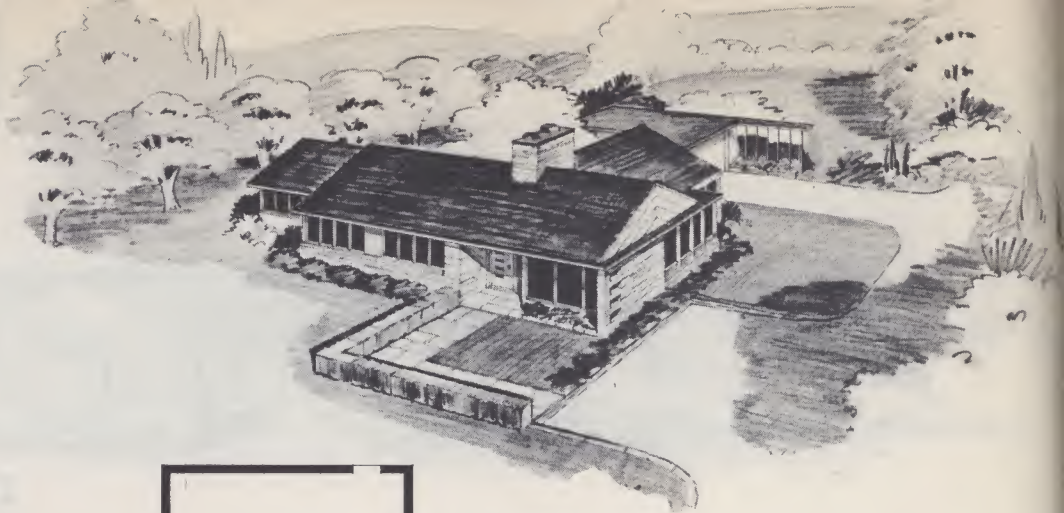
DESIGN R 122

1,680 SQ. FT., 31,900 CU. FT.



Notice the large master bedroom with double wardrobe closets, plus a walk-in closet. The study could be used as a third bedroom or guest room. The front-to-rear living room, with a fireplace and a window seat flanked by two bookshelves on the garden end, add to the quiet dignity of this design. The separate dining room will make a hit with those who have dinner guests often.

1 STORY HOMES
over 1300 sq. ft.



DESIGN R 92

1,657 SQ. FT., 19,000 CU. FT.

Whether you build on a corner lot or not, this home is packed full of fine features for real family living. The sleeping, living and service areas are well defined; and the traffic circulation is excellent. The covered porch near the kitchen for outdoor living and dining also makes the garage seem like a part of the house.

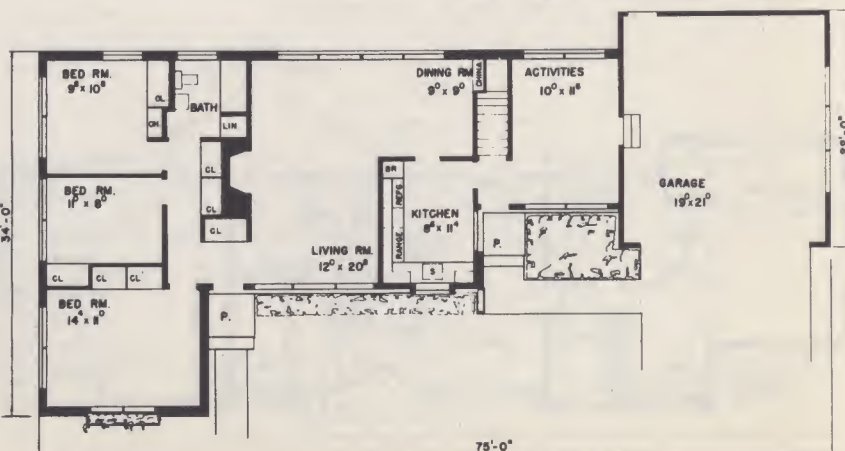


View from garden

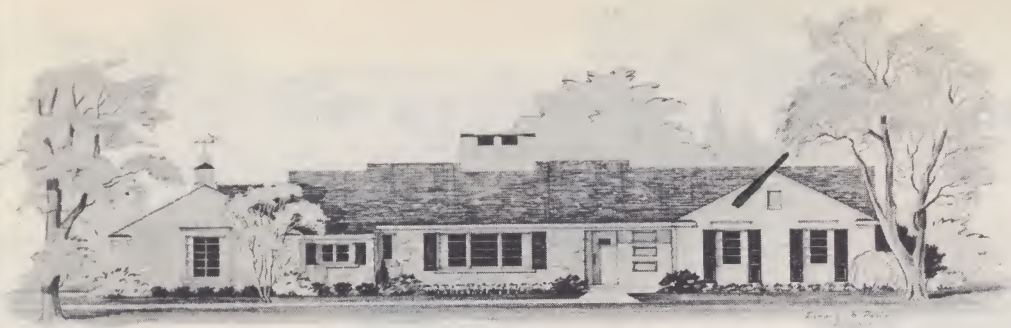
DESIGN R 242

1,496 SQ. FT., 27,676 CU. FT.

Notice how designer Richard B. Pollman transformed a breezeway into an activities room or secondary living area. It also could be used as a first floor laundry. The swing-out ventilating panel windows with double pane insulating glass make this area usable the year around. The working plans by Palmquist & Wright, Architects, show details for all wardrobe closets, cabinets and built-ins.



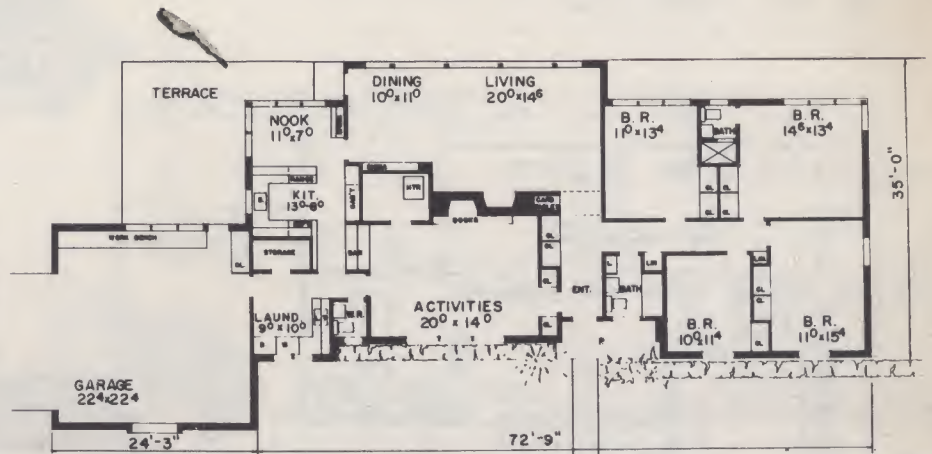
1 STORY HOMES
over 1300 sq. ft.



DESIGN R 90

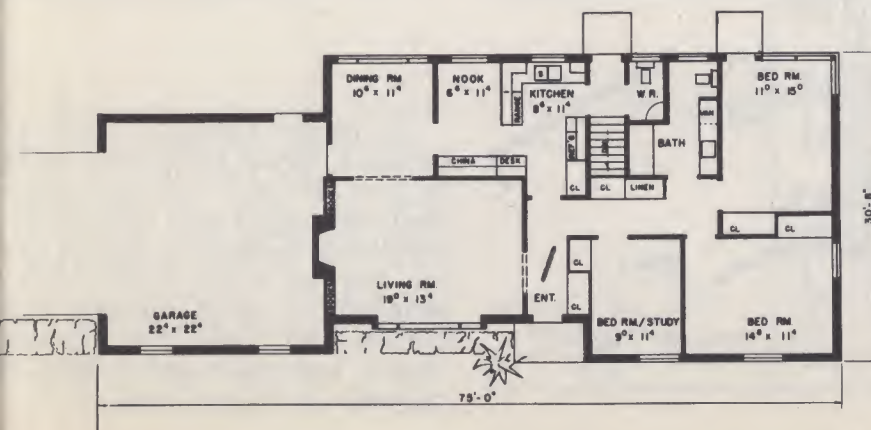
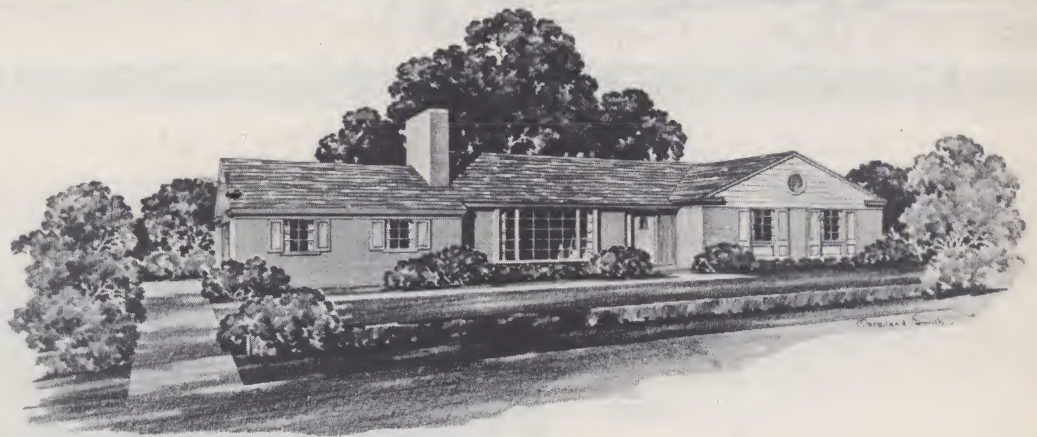
2,256 SQ. FT., 26,874 CU. FT.

The interior is as attractive as the brick and fieldstone exterior. Four bedrooms, two and a half baths (with stall shower in one), closets and built-ins galore, two fireplaces, a splendid nook-kitchen-laundry arrangement, and a well lighted garage are a few of the features. Did you see the table storage at the back place and the work bench in the garage?



DESIGN R 72

1,492 SQ. FT., 28,088 CU. FT.



A handy washroom at the grade door, a large compartment type bathroom, a good traffic pattern, and a well arranged kitchen-nook-dining area should make any homemaker look twice at this plan. The two grade doors off the rear of the house provide greater access to backyard activities.

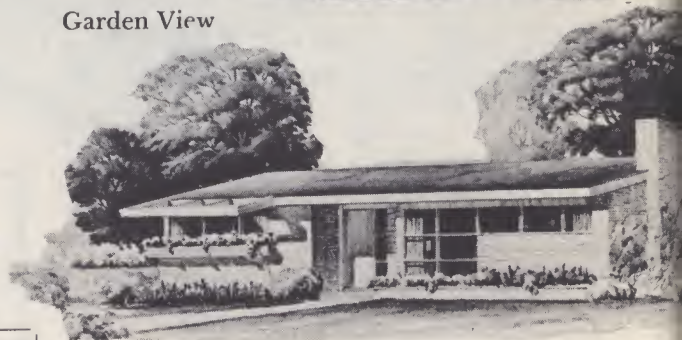
1 STORY HOMES
over 1300 sq. ft.

DESIGN R 296

2,094 SQ. FT., 19,897 CU. FT.

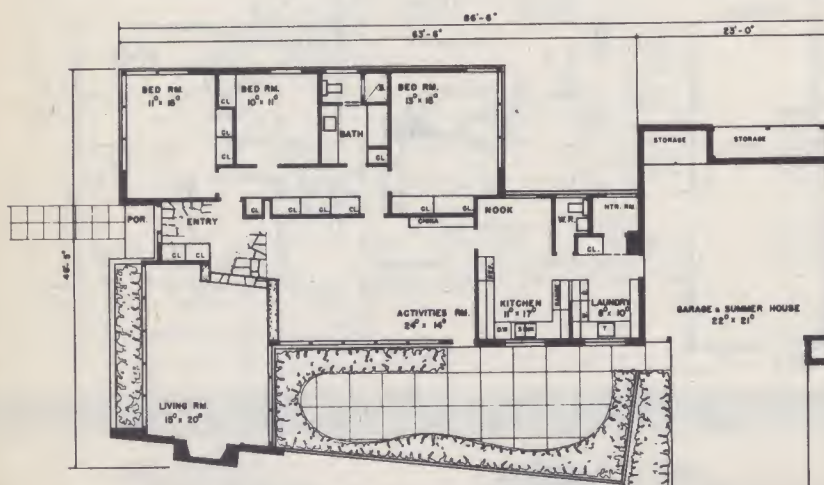


Garden View



Street View

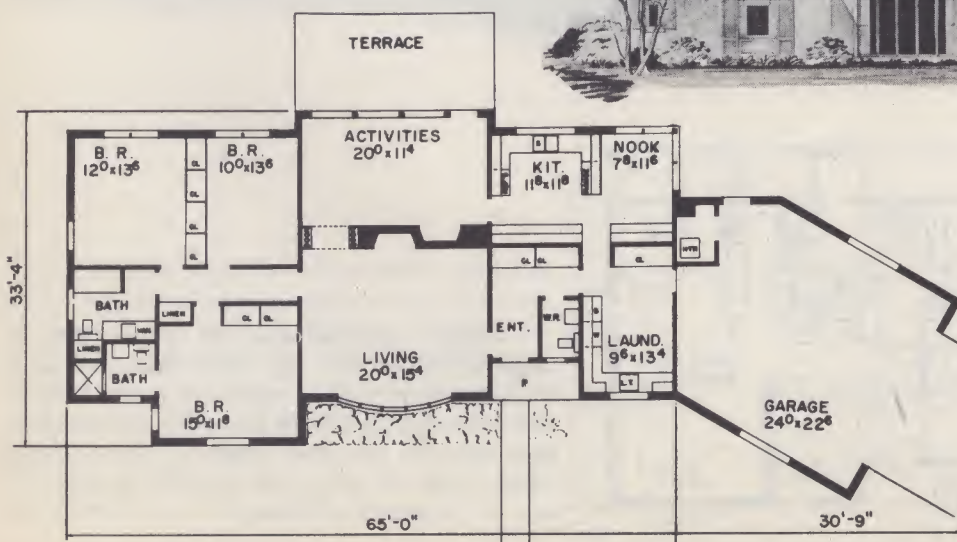
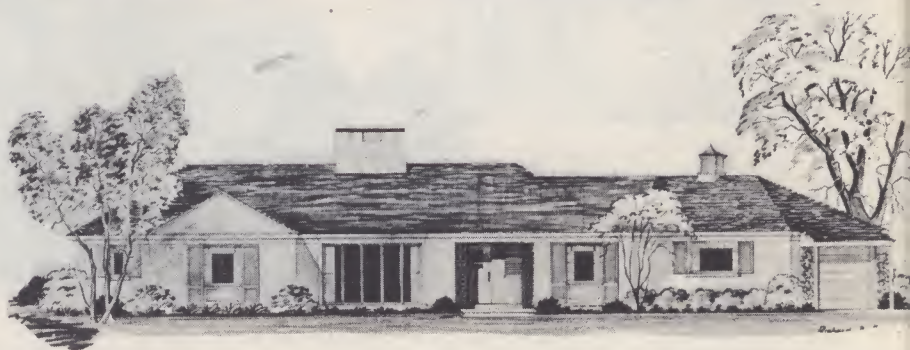
The angular fireplace and slanted ceiling in the sunken living room, combined with a spacious activities-dining area, an outside and inside storage garage that doubles as a summer house by opening all the hinged awning type panel windows, plus.....



... a recessed porch and flagstone entrance, a compartment bath, and thirteen closets make this an ideal home for the family that strives for something different in the way of real *Convenient Living*.

DESIGN R 87

1,818 SQ. FT., 22,142 CU. FT.



The unusual features of this design include a circular bay window, books on both sides of the passage between the living and the large dining-activities, double fireplace, an angular garage, two and a half baths, and an abundance of closets, cupboards and counter space. Note how the ornamental iron grills add interest to each side of the front porch.

1 STORY HOMES
over 1300 sq. ft.



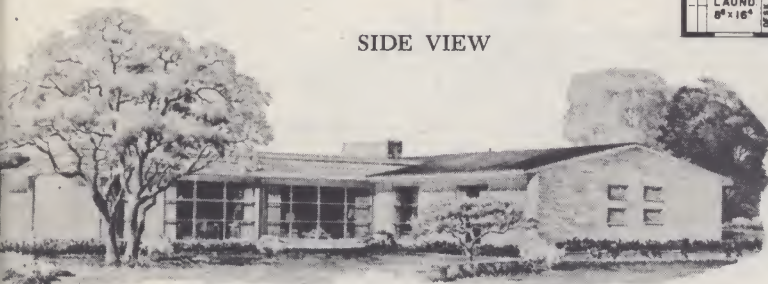
FRONT VIEW

DESIGN R 288

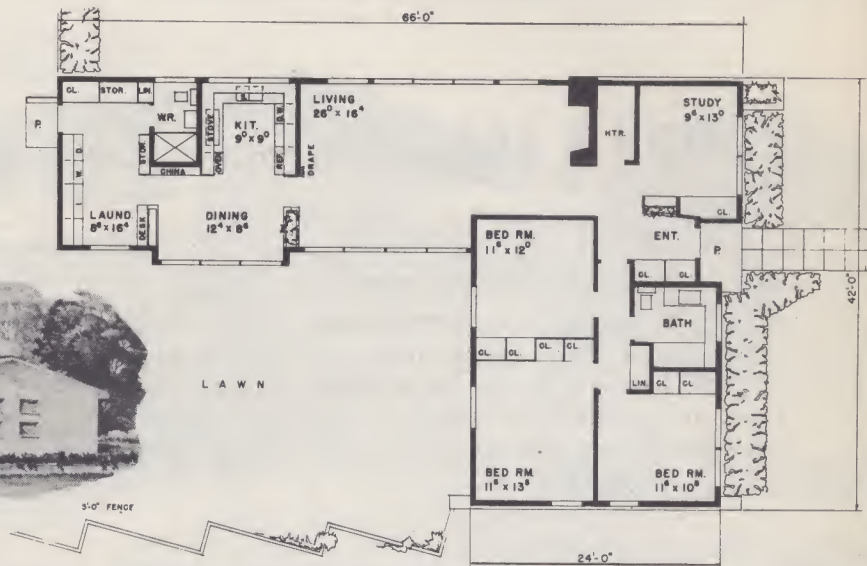
1,752 SQ. FT., 17,133 CU. FT.

This home was designed to meet the exacting requirements of a small corner city lot paralleling a busy thoroughfare. The fence will provide privacy from the street, despite the large glass area on the living-dining side.

The windows on the opposite side of the living area are high for privacy from the neighbor. A large family would enjoy living in the informal atmosphere of this Convenient Living home. Study the floor plan carefully.



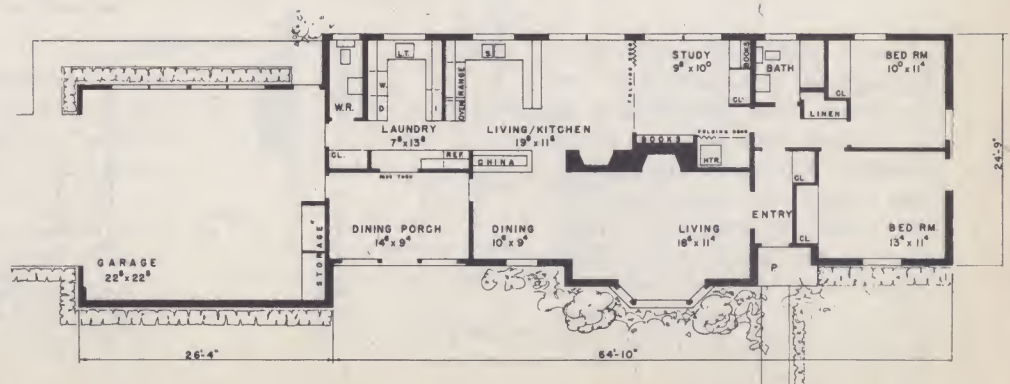
SIDE VIEW



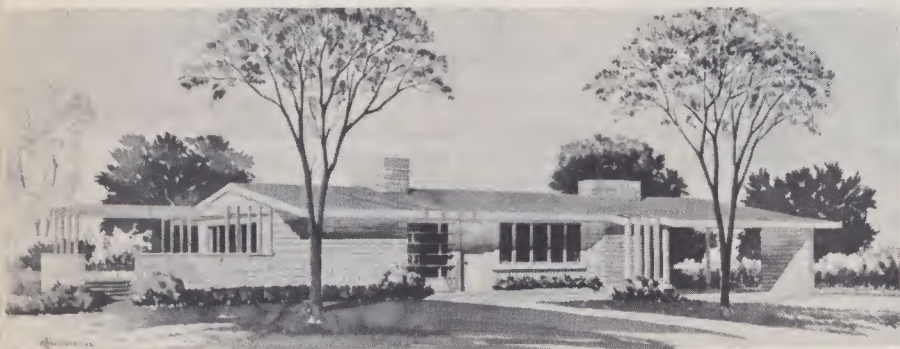
DESIGN R 373

1,679 SQ. FT., 19,027 CU. FT.

Richard B. Pollman has preserved beauty in width here, emphasizing it with low roof lines and eliminating monotony with large, well spaced glass areas. Large rooms throughout, two fireplaces, charming dining porch and the utilitarian arrangement of the living-kitchen area and study with folding doors make this truly a Convenient Living home. Its versatility will please the most discriminating.



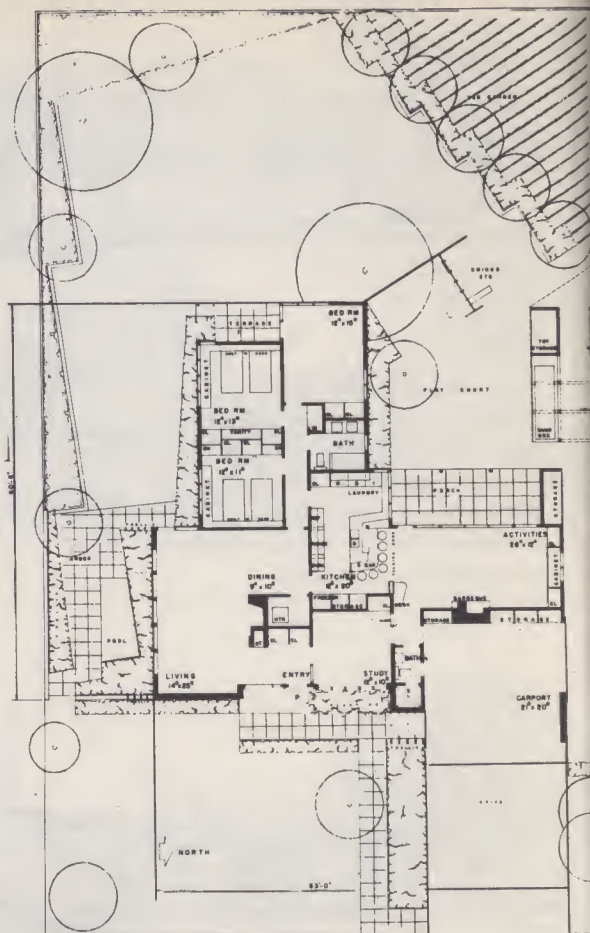
1 STORY HOMES
over 1300 sq. ft.



DESIGN R 382

2,274 SQ. FT., 21,000 CU. FT.

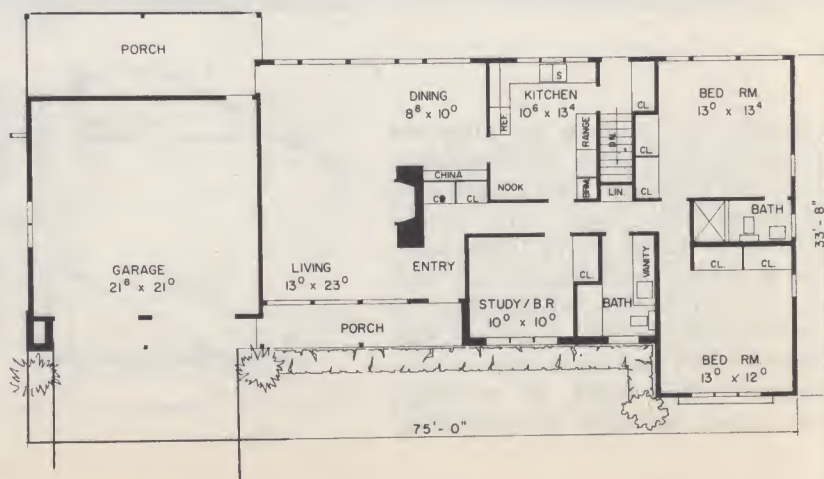
A good example of convenience and livability is found in this contemporary design. It has nice proportion both inside and outside. Notice the relationship of room placement and ground areas. Consider the various features in relation to the activities of all the members of your family.



DESIGN R 407

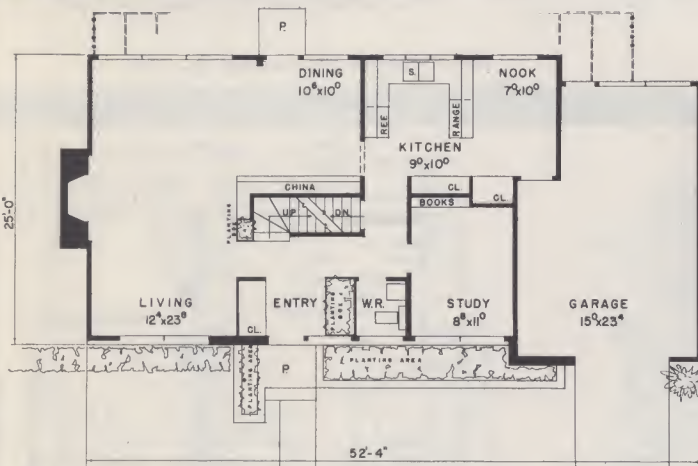
1,484 SQ. FT., 27,602 CU. FT.

Good traffic circulation is a highlight of this convenient living design. You do not have to go through one room to reach another. Basement stairs location is important since access to the basement from the outside should be most convenient. There is a covered porch in front as well as in back. There is a stall shower in the bath off the master bedroom.



1½ & 2 STORY HOMES SECTION

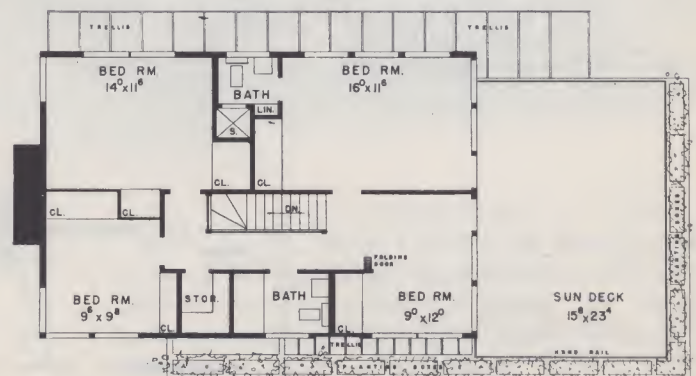
This section is devoted to those who prefer a 1½ or 2 story home. Perhaps subdivision restrictions demand this type home, or the character of surrounding homes makes selecting a 1½ or 2 story home desirable. Also, some people prefer having their bedrooms upstairs. Cost sometimes enters the decision in favor of a 1½ or 2 story home, because it is about 5% to 10% less costly to go up in the air than it is to spread out a proportionate amount of roof and foundation material and labor is saved. Future expansion is easier in a story and half home by finishing the attic. There are, on the other hand, those who would prefer a 1½ or 2 story home except for its lack of creative imagination both inside and out. On page 101 through 119, Designer Pollman and Architects Palmquist and Wright have given the common first and second floor home a face lifting. The ordinary type structure is gone. In its place is a home with a delightful change of pace resulting from the diversified use of materials which seek to complement one another. So here you have the noted "Pollman touch" applied to the 1½ and 2 story home.



FIRST FLOOR PLAN 969 SQ. FT.

DESIGN R 338

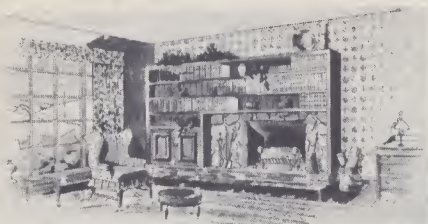
24,238 CU. FT.



SECOND FLOOR PLAN 920 SQ. FT.

From living room fireplace to upstairs sun deck this compact but roomy two story suburbanite offers an impressive simplicity compatible with any preference in interior appointments. Privacy without isolation is possible if desired, or group activity may be enjoyed. There are four bedrooms, two baths and plenty of closet-storage space on the second floor, with a carefully located stairway. Notice the huge china in the dining area. Sleek but substantial exterior is effected by contrasting vertical and horizontal board lines with the lower facade of quarried stone. A fine family home in the modern tradition.

1½ and 2 STORY HOMES



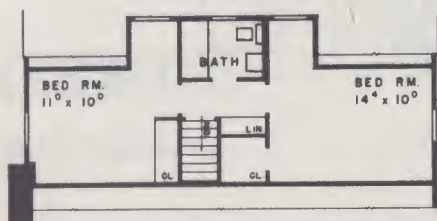
The charm of a colonial fireplace.



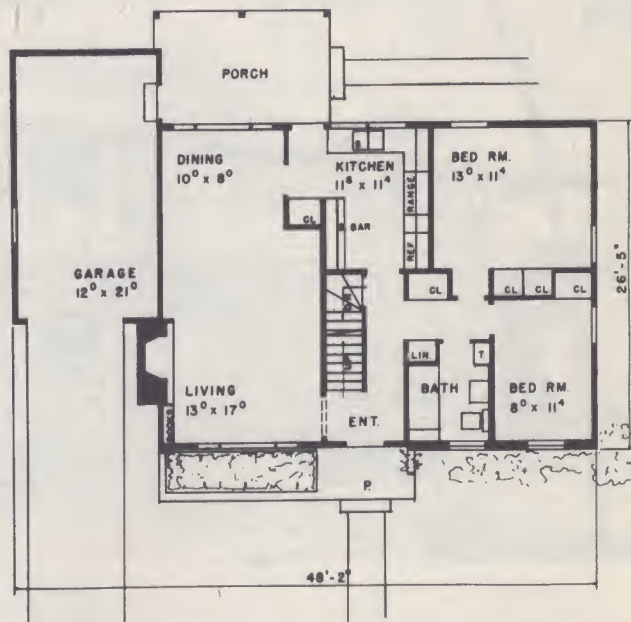
There's no need to cramp when seven rooms and two baths can be designed into 1412 square feet of livable floor area in addition to the basement. The combination of wide wood siding (or cedar shakes), vertical boards and battens, and fieldstone provide a long lasting charm to the exterior.

DESIGN R 28

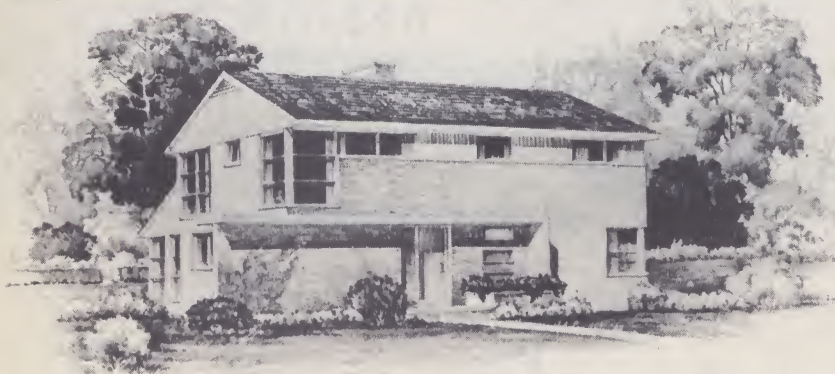
20,844 CU. FT.



SECOND FLOOR PLAN—456 SQ. FT.

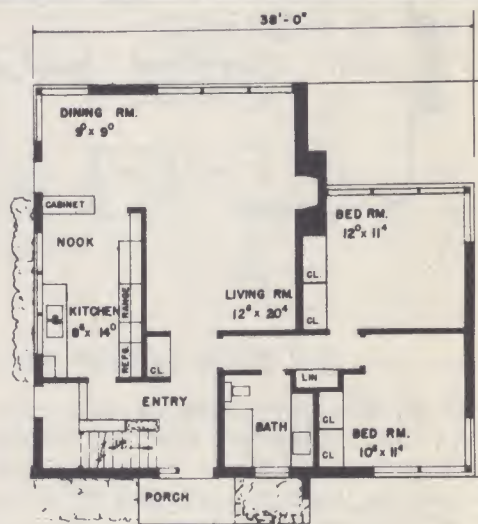
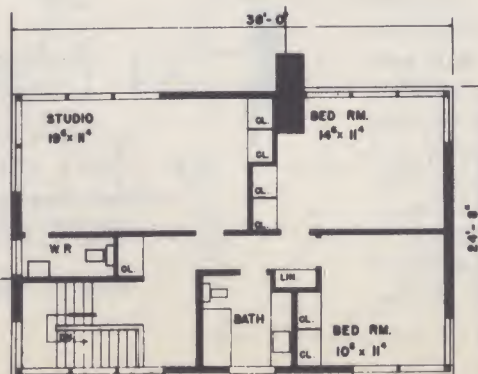


FIRST FLOOR PLAN—956 SQ. FT.



Here's a contemporary two story for a large family. The two first floor bedrooms could become one master bedroom, or one of the rooms could be used as a quiet study while the rest of the family congregated in the open living-dining area. Note the convenient traffic arrangement too.

102 • HOME PLANNERS, INC.

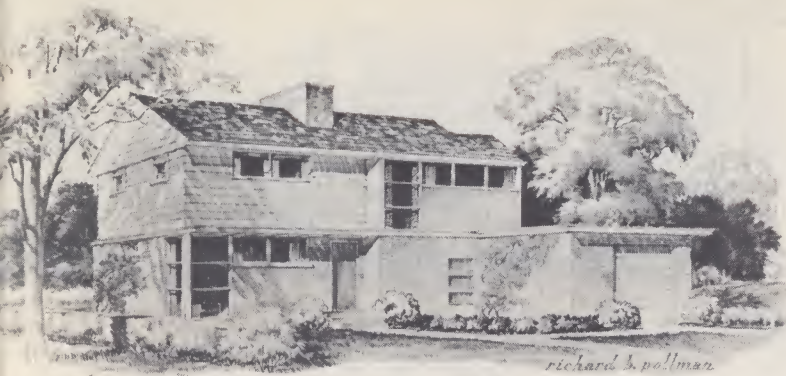


FIRST FLOOR PLAN—1,148 SQ. FT.

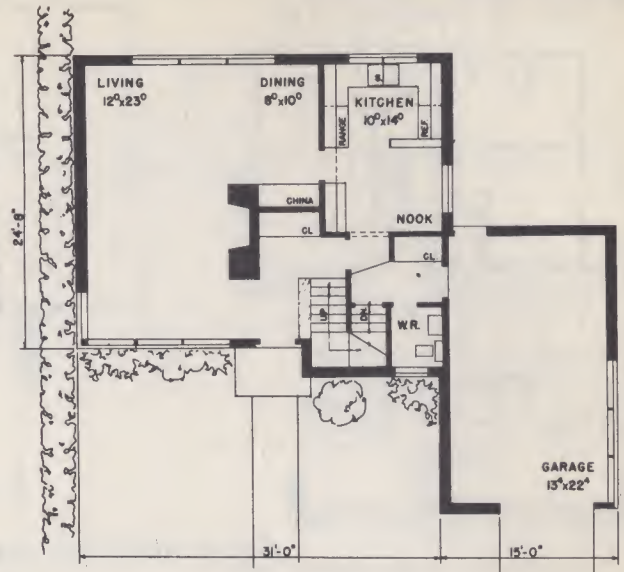
DESIGN R 298

28,132 CU. FT.

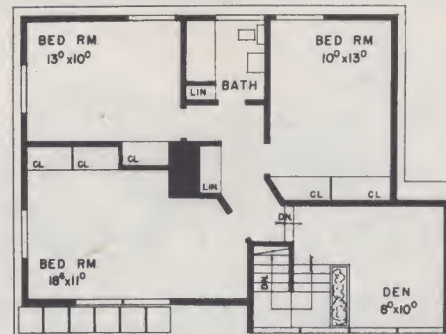
SECOND FLOOR PLAN—938 SQ. FT.



Note how the den is two steps lower than the bedrooms. A vertical slatted wood drape could be used by the planting area to afford privacy and to add an interesting decorating theme—especially with the big window at the stair landing. The first floor is compact, yet it provides a feeling of graciousness. Did you see the unusually large built-in china?



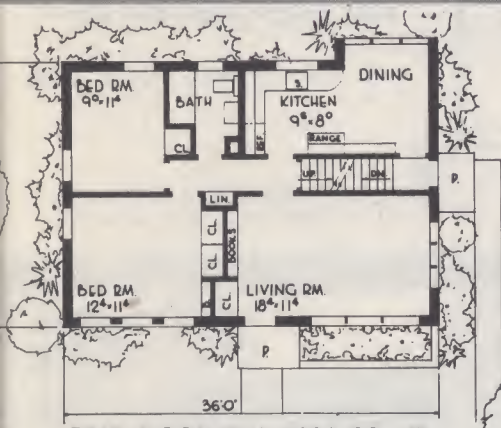
FIRST FLOOR PLAN—817 SQ. FT.



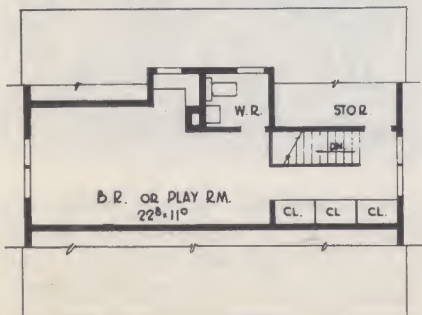
SECOND FLOOR PLAN—824 SQ. FT.

DESIGN R 281

21,895 CU. FT.



FIRST FLOOR PLAN—906 SQ. FT.



DESIGN R 182

13,622 CU. FT.

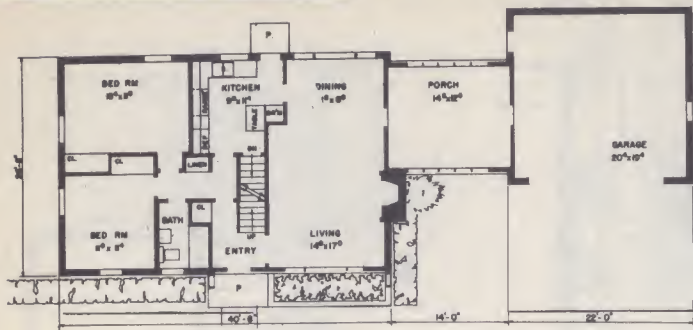
SECOND FLOOR PLAN—471 SQ. FT.



Here is your story and a half home with economy of space. High silled windows free you from the vexing problem of finding wall space for your furniture. The roomy second floor provides three closets, a big storage area, a wash room, and a built-in vanity.

1½ and 2 STORY HOMES

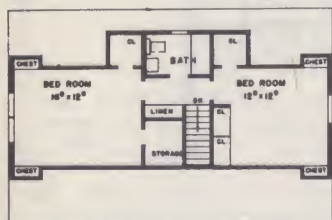
FIRST FLOOR PLAN—1,080 SQ. FT.



DESIGN R 114

23,822 CU. FT.

Four bedrooms and two baths come as something of a surprise in a house that appears so small. The attractive first floor encompasses a great deal of living space, too. Don't overlook the two built-in chests in both second floor bedrooms. The available blueprints of plans by Architects Palmquist and Wright include detailed drawings of the second floor.



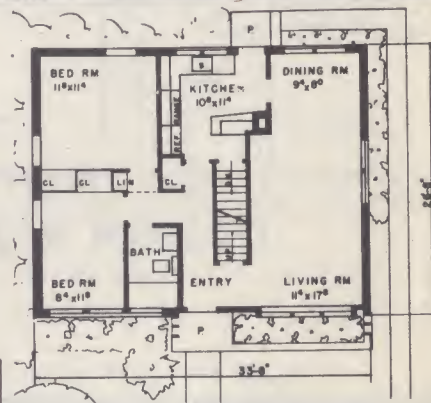
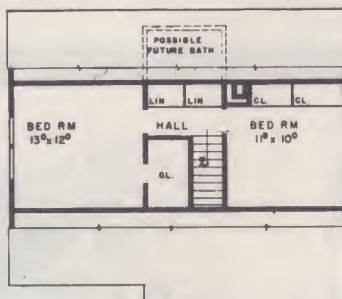
SECOND FLOOR PLAN—598 SQ. FT.



DESIGN R 199

18,774 CU. FT.

A light and airy living-dining area running the full depth of the house; a snack bar in the kitchen; lots of closets; and good traffic circulation are but a few of the *Convenient Living* features in this home.

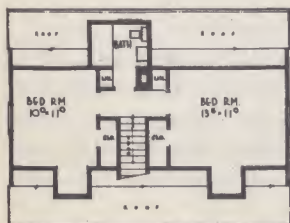


FIRST FLOOR PLAN—894 SQ. FT.

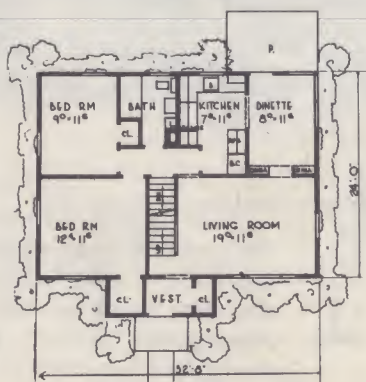
SECOND FLOOR PLAN—437 SQ. FT.

DESIGN R 144

16,744 CU. FT.



SECOND FLOOR PLAN—382 SQ. FT.



FIRST FLOOR PLAN—728 SQ. FT.



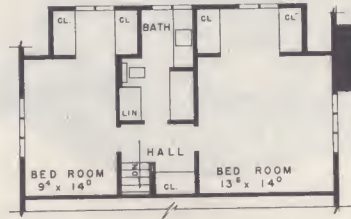
Four bedrooms, two baths, a separate dining area and a vestibule! This is truly a budget home with big home features. Observe the two china cabinets to each side of the arch leading into the dinette. A growing family could finish the second floor as needed.



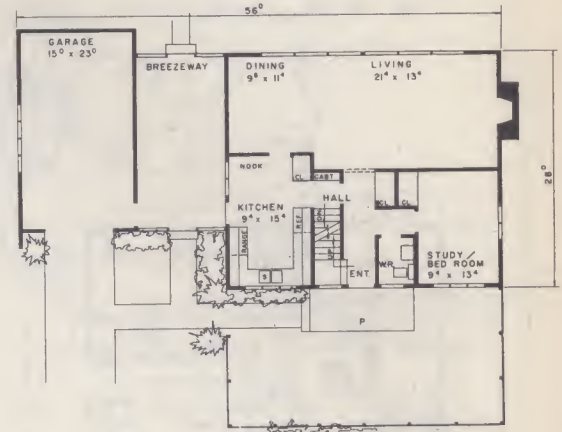
DESIGN R 417

20,890 CU. FT.

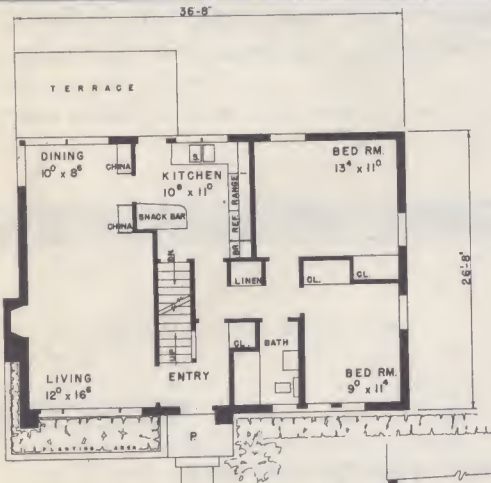
A subdivision charmer. This frame house with an enclosed breezeway and attached garage has plenty of Convenient Living. The breezeway captures plenty of light and is ideal for a first floor recreation area. Note the efficient kitchen and sweeping living-dining area.



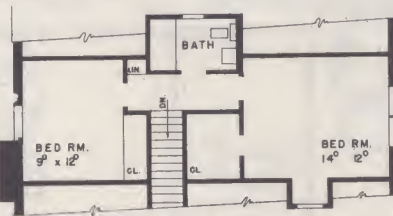
SECOND FLOOR PLAN 612 SQ. FT.



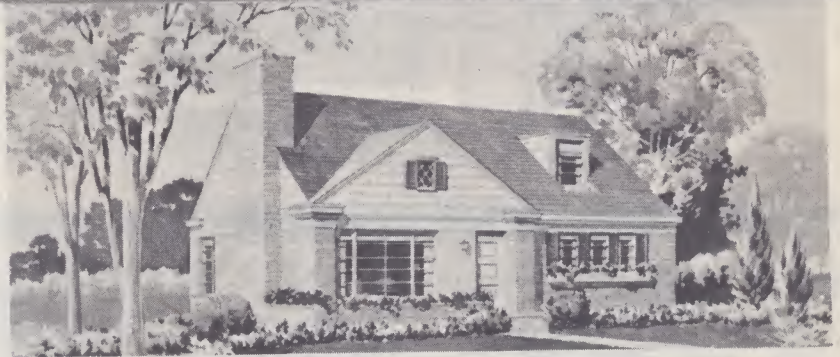
FIRST FLOOR PLAN 895 SQ. FT.



FIRST FLOOR PLAN 975 SQ. FT.



SECOND FLOOR PLAN 466 SQ. FT.



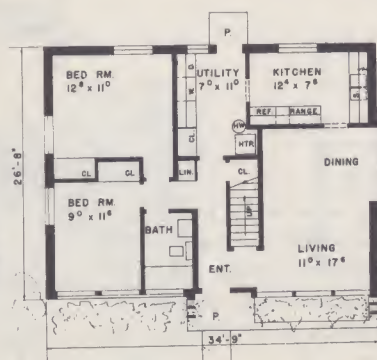
DESIGN R 374

21,416 CU. FT.

Warmth and true "homey" charm are reflected in this beautiful 1½ story four-bedroom home. Lots of windows, a bath on each floor, centralized stairways, ample closet space and the roomy kitchen with snack bar assure family living at its best. A full size basement increases its living possibilities.

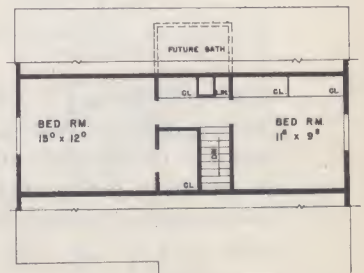


A honeymoon cottage that grows with the family and turns out to be a big house after all. You start with the downstairs; here we have a center entrance that leads to all areas. The living-dining area has nice size.



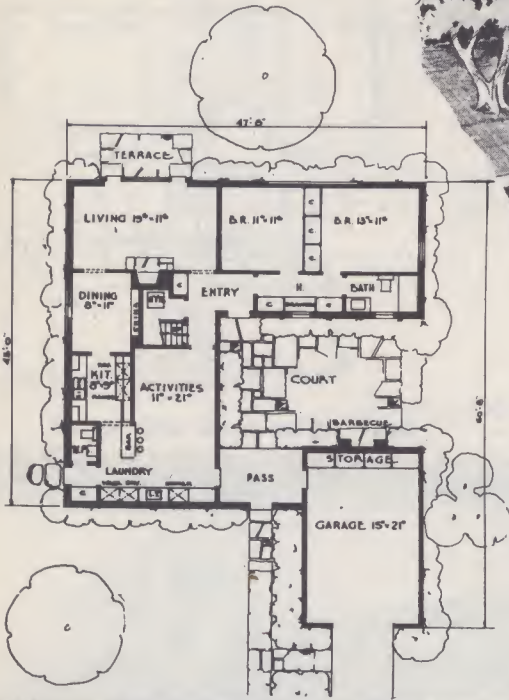
DESIGN R 221

912 SQ. FT., 9,800 CU. FT.

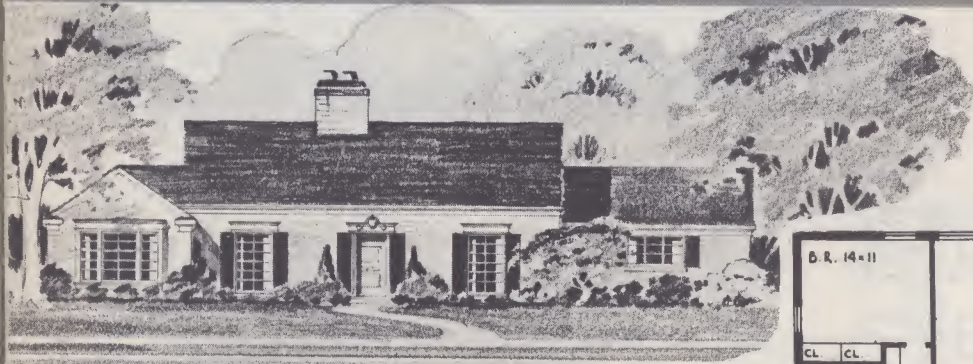


DESIGN R 22

1,460 SQ. FT., 18,820 CU. FT.



The flagstone paved courtyard of this English cottage is an unusual feature and affords much privacy in living. There is a barbecue on the end of the garage for outdoor eating and plenty of storage space in the garage to put the outdoor things away in the cold season. Note the interesting arrangement of the kitchen-laundry-activities area. An active family could really live in this home. A steep stairway near the entrance hall leads to future room or storage space in the attic.

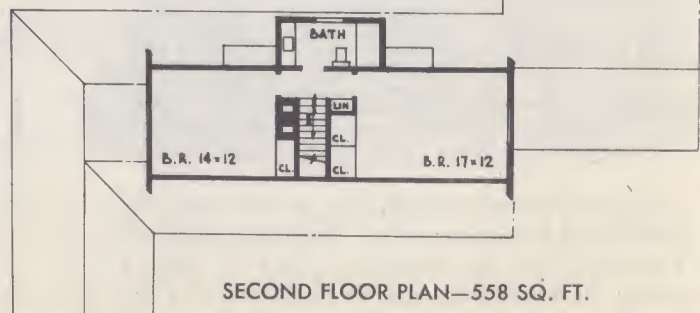
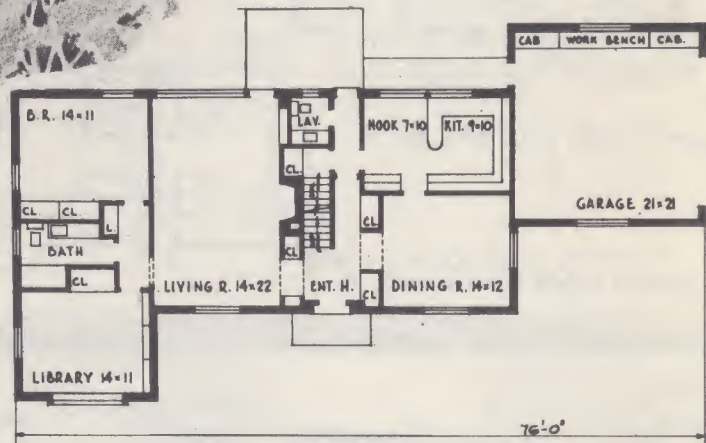


DESIGN R 171

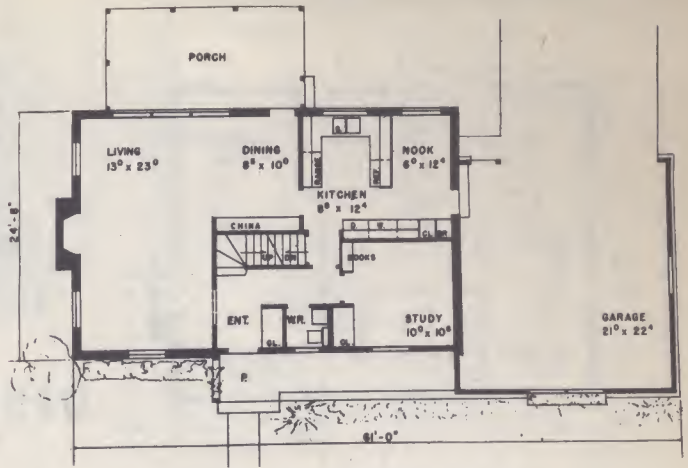
31,928 CU. FT.

Three bedrooms, a library, two baths and lavatory, loads of closets, a great big through-the-house living room and a hobby garage all add up to a pretty nice colonial home that would assure its owner many years of gracious living.

FIRST FLOOR PLAN—1,450 SQ. FT.

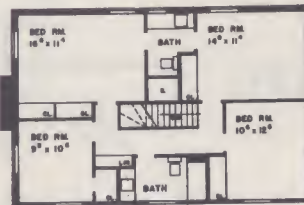


SECOND FLOOR PLAN—558 SQ. FT.



FIRST FLOOR PLAN—959 SQ. FT.

In addition to four bedrooms and two baths, this fieldstone, brick and wood home has a stairway, study and washroom easily accessible from all entrances. Having the laundry on the first floor for convenience also leaves more of the basement free for other things. The large rear porch can be fully screened, providing a summer activities and play area for the children.

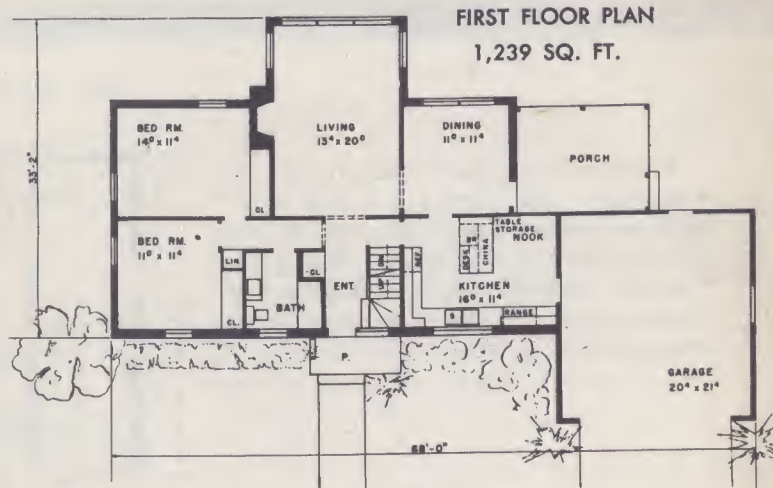


SECOND FLOOR PLAN—991 SQ. FT.

DESIGN R 235

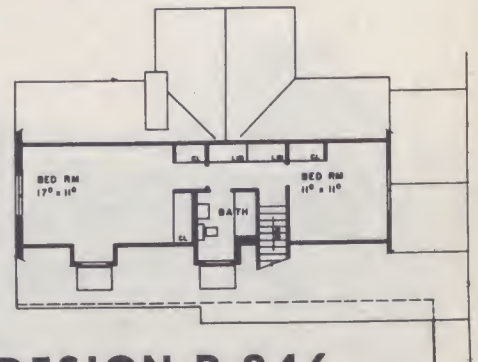
25,972 CU. FT.

From the low roof of the garage to the projecting three-way view living area, this home possesses undeniable charm. A real homemaker's kitchen, good traffic circulation, numerous extremely large closets, and a convenient covered porch off the formal dining area make this a true family-living home.



FIRST FLOOR PLAN
1,239 SQ. FT.

SECOND FLOOR PLAN—527 SQ. FT.



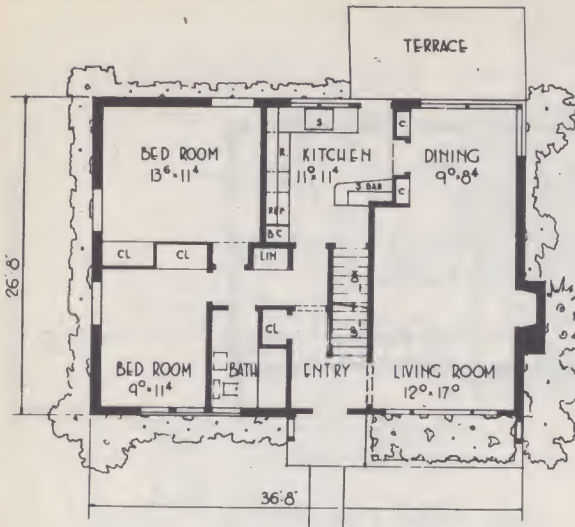
DESIGN R 246

24,973 CU. FT.

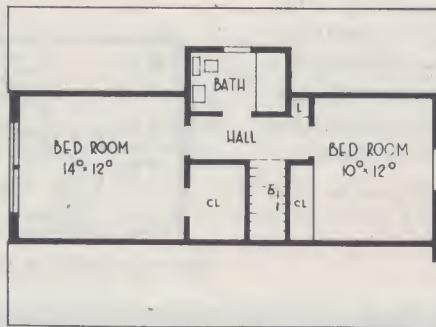


DESIGN R 203

20,433 CU. FT.



FIRST FLOOR PLAN—973 SQ. FT.

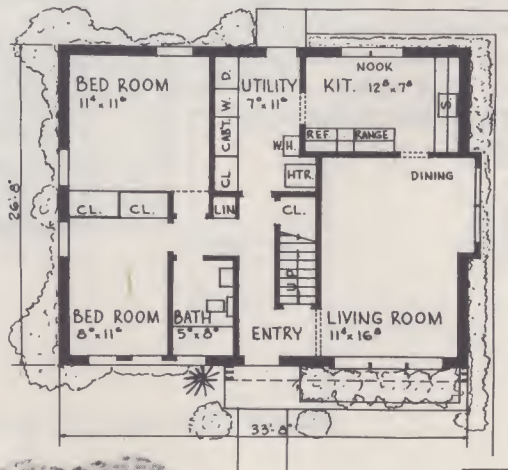


SECOND FLOOR PLAN—506 SQ. FT.

The public's approval of this home can be attributed to its compactness, its harmonious exterior and to such *Convenient Living* features as good traffic circulation, ample closets, unique kitchen-snack bar arrangement with cabinets above, two baths, four bedrooms and a well proportioned living-dining area.

Build in the present and prepare for the future. This story and a half home will more than adequately service the growing family. The second floor gives you two large bedrooms and plenty of storage space. Provisions are made for a second bath.

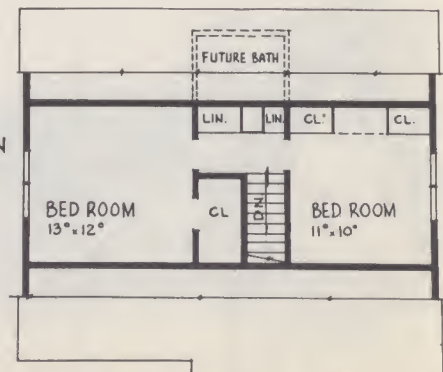
FIRST FLOOR PLAN—902 SQ. FT.

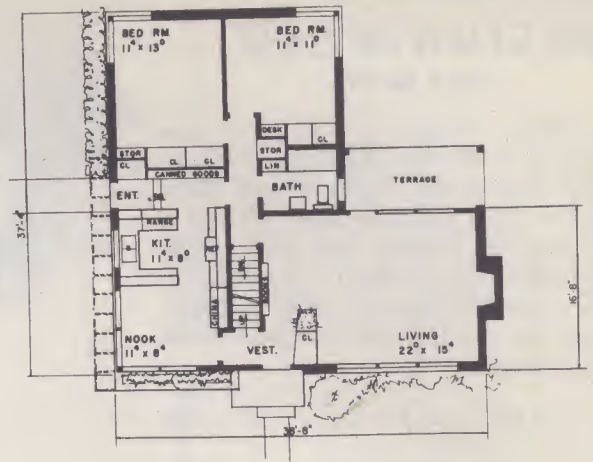


DESIGN R 194

12,628 CU. FT.

SECOND FLOOR PLAN
437 SQ. FT.

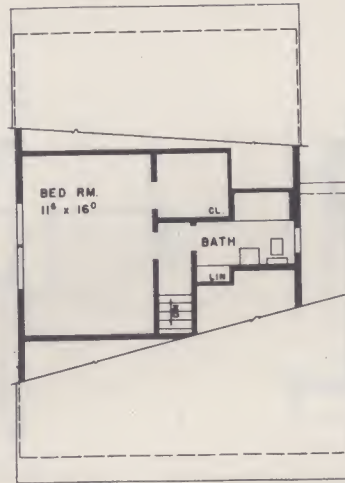




FIRST FLOOR PLAN—1,157 SQ. FT.

DESIGN R 287

22,637 CU. FT.



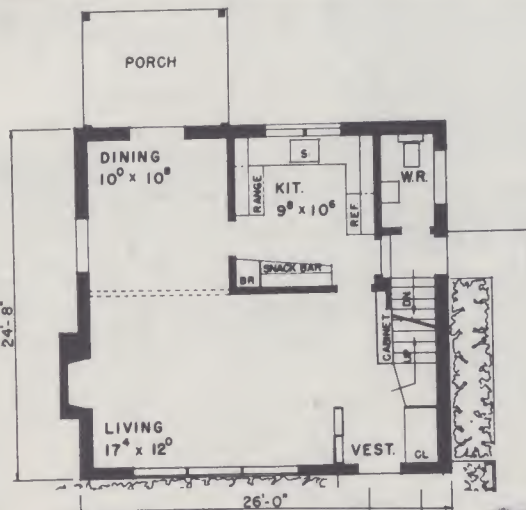
SECOND FLOOR PLAN—348 SQ. FT.

Here's a home that will grow old gracefully. It will provide a family with a place for everything, and with everything in its place. Notice the excellent traffic circulation, the private terrace and the unusual vestibule. Study the plan and see how many features you can find.

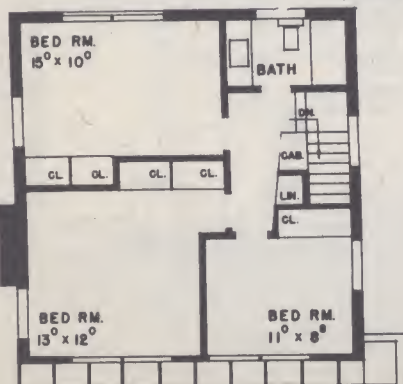
FIRST FLOOR PLAN—
642 SQ. FT.

DESIGN R 268

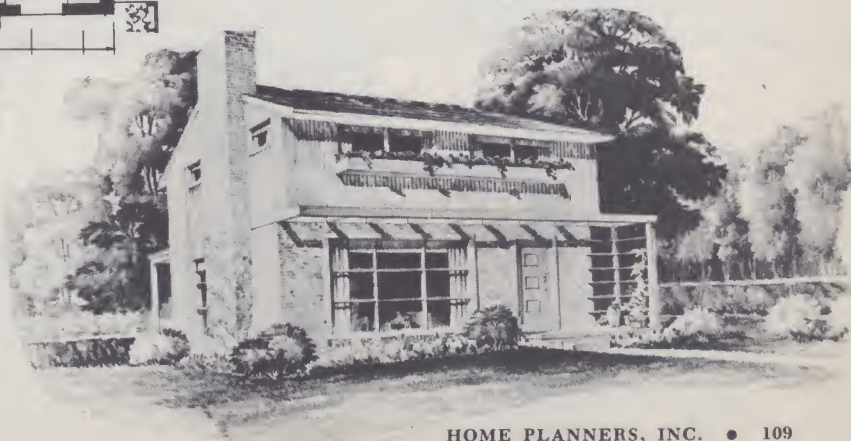
32,919 CU. FT.



SECOND FLOOR PLAN—
674 SQ. FT.



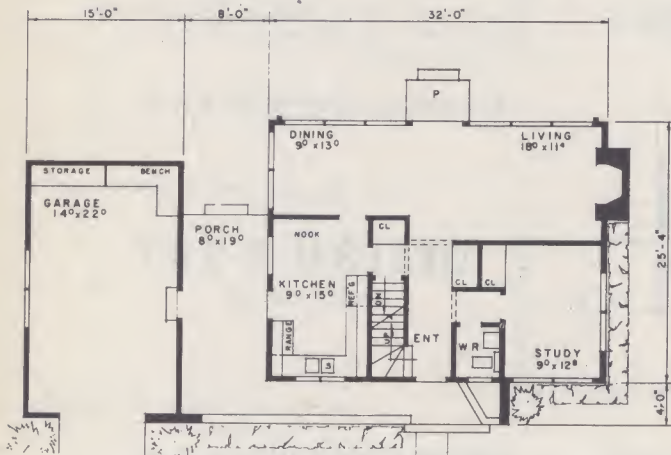
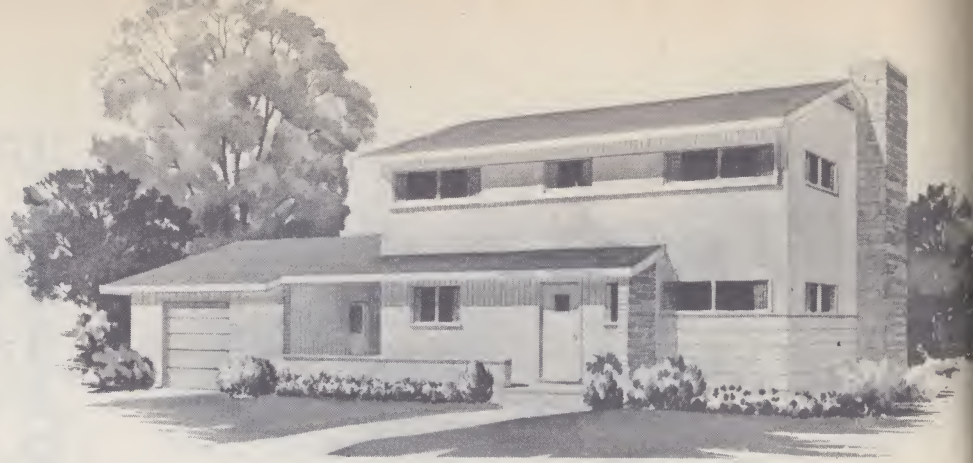
A two story home provides the most for your building dollar. And building it with today's styling doesn't cost any more either. Note the efficient kitchen with snack bar; the half-height cabinet at the stairs; the handy grade lavatory; and the vestibule divider that serves as a what-not shelf.



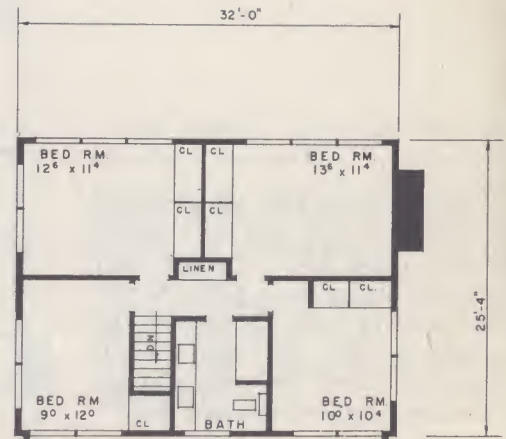
DESIGN R 397

21,038 CU. FT.

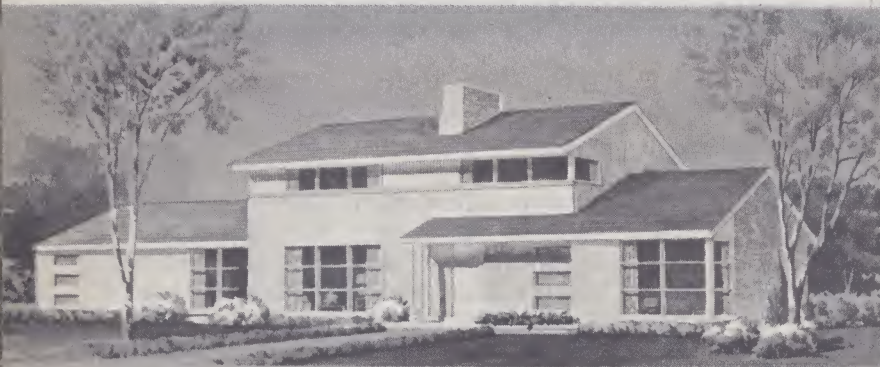
Clever designing and the wise choice of exterior materials give this two story home lasting charm. Here again high windows have created a feeling of balance and have made furniture arrangement most flexible. The often preferred center entrance hall has contributed to good traffic circulation.



FIRST FLOOR PLAN 809 SQ. FT.



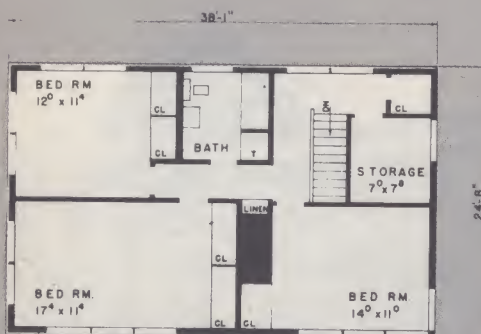
SECOND FLOOR PLAN 809 SQ. FT.



DESIGN R 103

32,132 CU. FT.

Convenient Living can be experienced in the largest of houses. Even with a basement, the laundry is best situated on the first floor, if possible. Stairways to the basement and the second floor are best located where they are easily accessible to outside entrances. Note the storage facilities.



SECOND FLOOR PLAN 934 SQ. FT.

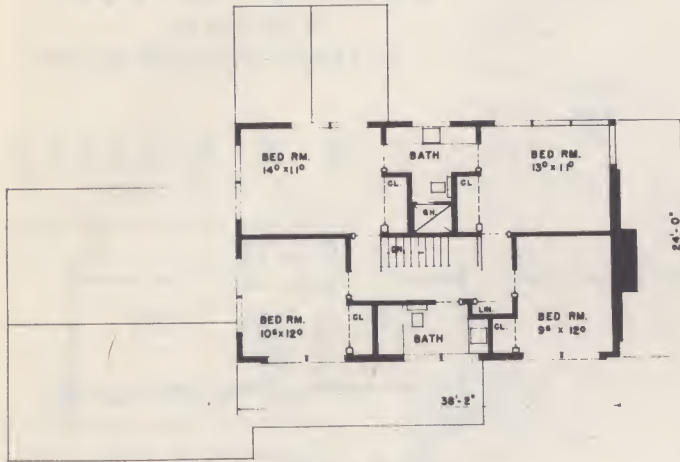


FIRST FLOOR PLAN 1,306 SQ. FT.

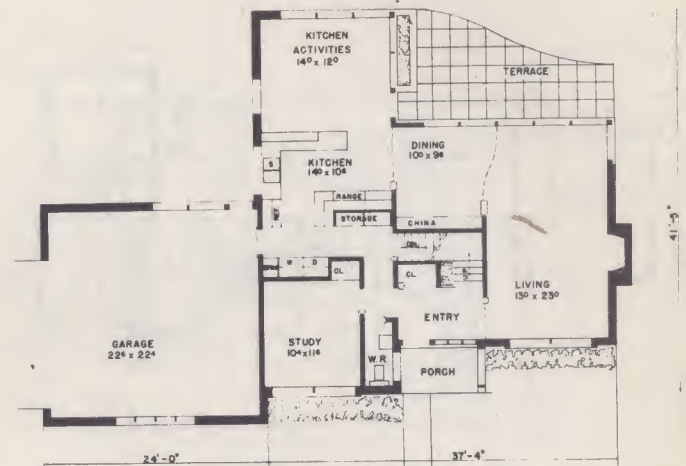
DESIGN R 46

29,328 CU. FT.

The entertaining of friends is one of life's great pleasures. The kitchen-activities area and the terrace spell out informal get-togethers. The cheerful dining area and the large living room cater perfectly to the more formal gatherings.



SECOND FLOOR PLAN 924 SQ. FT.

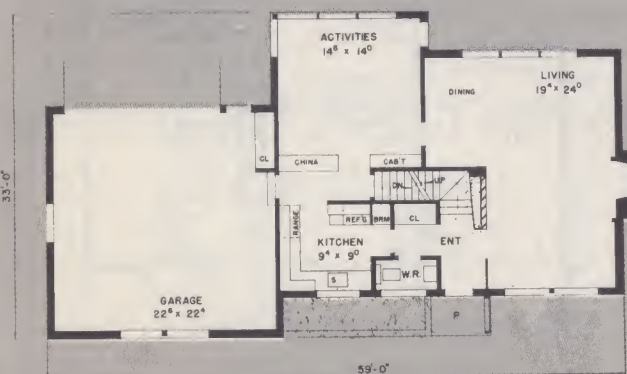
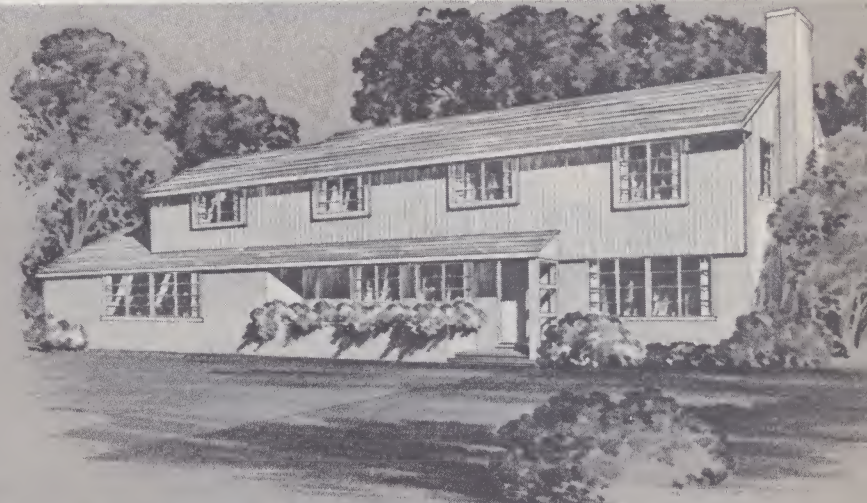


FIRST FLOOR PLAN 1,212 SQ. FT.

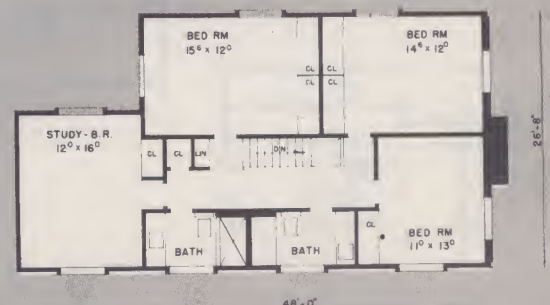
DESIGN R 95

26,929 CU. FT.

It is impossible to envision this house without also imagining the shouts and scampering feet of children. For this is a house for a family of active youngsters. It will provide space for teenage interests. It will still be on the job when beaus come calling and your people want a carefree place to dance and entertain.



FIRST FLOOR PLAN 990 SQ. FT.



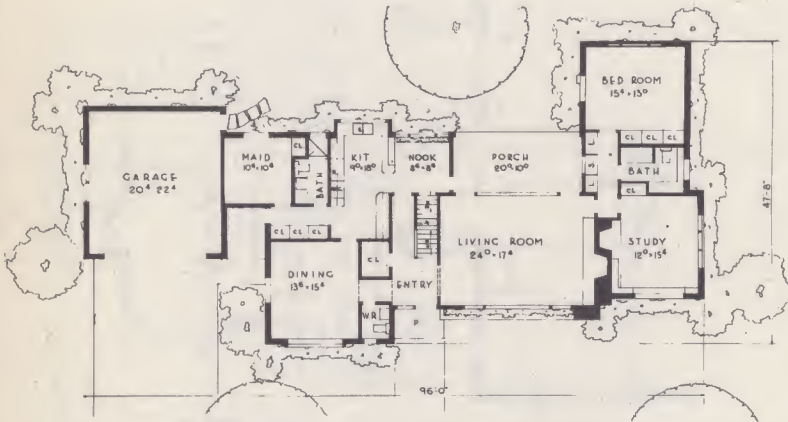
SECOND FLOOR PLAN 961 SQ. FT.

Space doesn't permit listing the numerous fine points of this home which was designed for truly gracious living. Imagine yourself walking in the front entrance to look around. Then note the Convenient Living features that appeal to you.

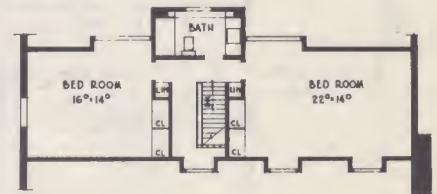


DESIGN R 168

41,760 CU. FT.



FIRST FLOOR PLAN 2,098 SQ. FT.

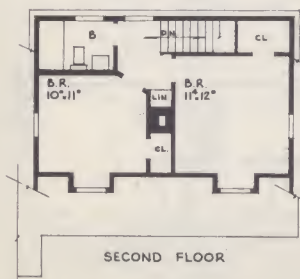


SECOND FLOOR PLAN 871 SQ. FT.

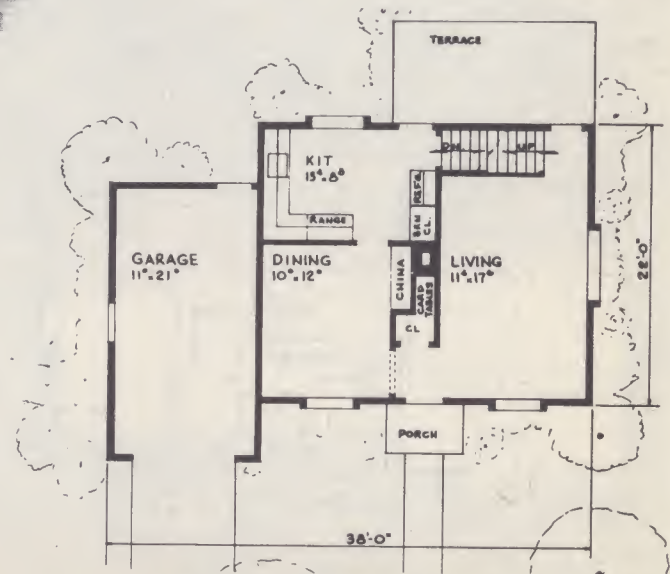


DESIGN R 212

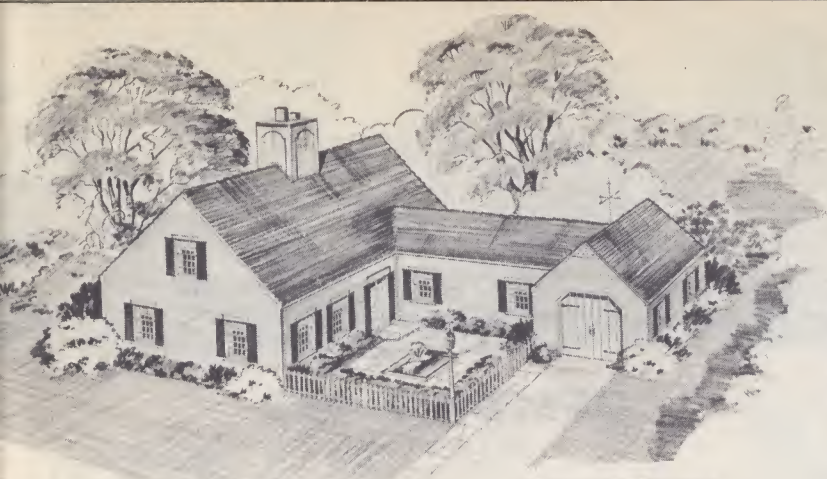
13,130 CU. FT.



SECOND FLOOR PLAN 442 SQ. FT.



FIRST FLOOR PLAN 572 SQ. FT.



In this home the friendly feeling of the traditional Cape Cod design has been combined with new convenience features of planning. The bright modern in-line kitchen, the automatically equipped laundry, radiant heating, and storage wall closets are all a part of the new home.

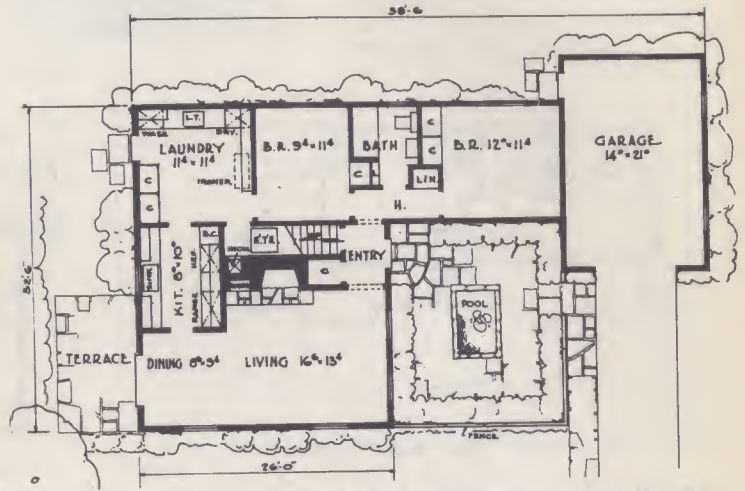
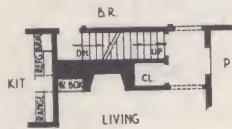
SECOND FLOOR PLAN—520 SQ. FT.

DESIGN R 8

14,960 CU. FT.

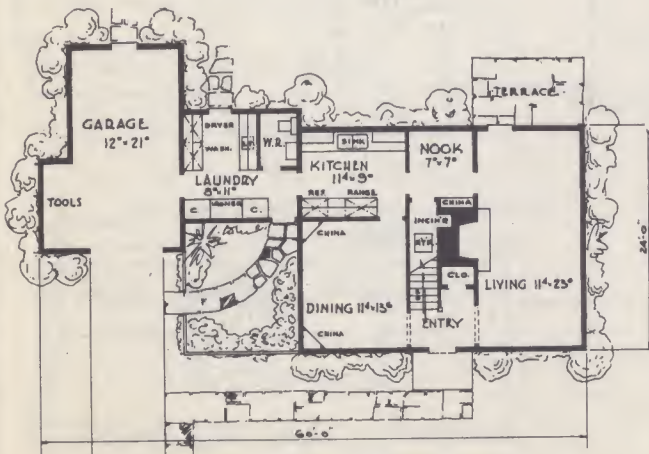
18,986 CU. FT. (WITH BASEMENT)

Alternate basement plan is included with blueprints. Rest of plan is unchanged.

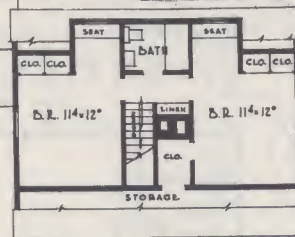


FIRST FLOOR PLAN—1,065 SQ. FT.

This Cape Cod design includes a formal dining room, breakfast nook and a panelled fireplace wall. The radiant heat hot water boiler, water heater and incinerator have been tucked away under the stairway. Did you see the second floor window seats?

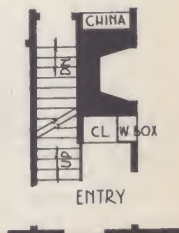


FIRST FLOOR PLAN—900 SQ. FT.



SECOND FLOOR PLAN—540 SQ. FT.

•Laundry remains on first floor in alternate basement plan.



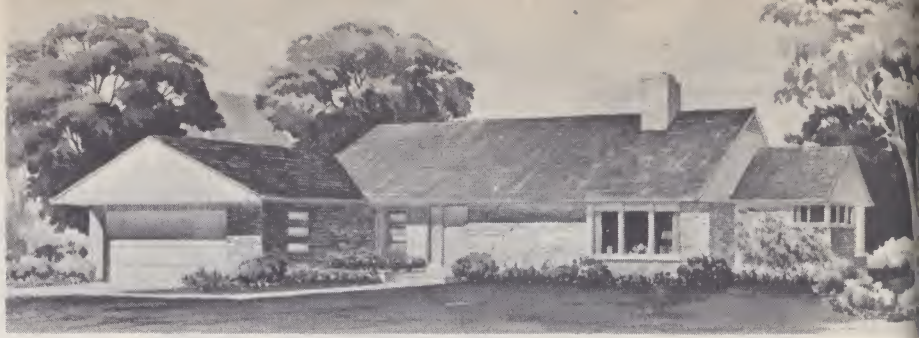
DESIGN R 16

13,980 CU. FT.

19,230 CU. FT. (WITH BASEMENT)

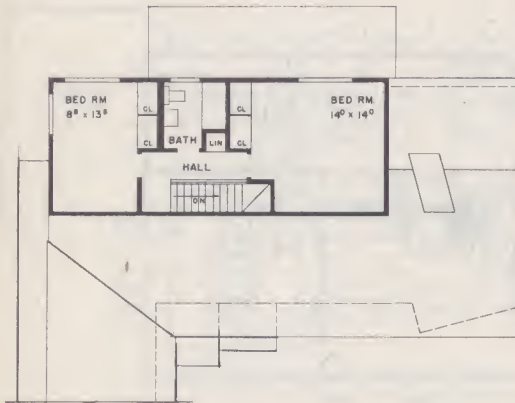
1½ and 2 STORY HOMES

This spacious home is equally attractive in a group or by itself. You will be happily at home inside or outside here with the large porch adding to your comfort and convenience. There are two bedrooms and bath upstairs and one bedroom with bath on the main floor. The angular walls offer unlimited possibilities for interior decorating and furnishing.

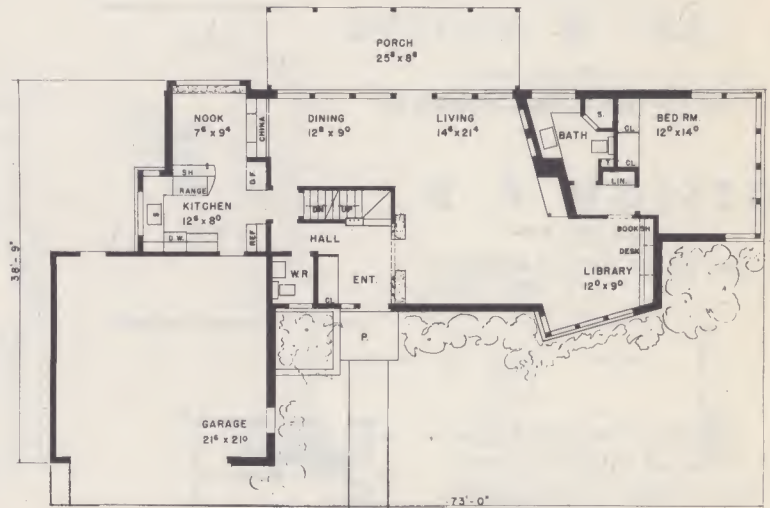


DESIGN R 243

30,712 CU. FT.



SECOND FLOOR PLAN 525 SQ. FT.



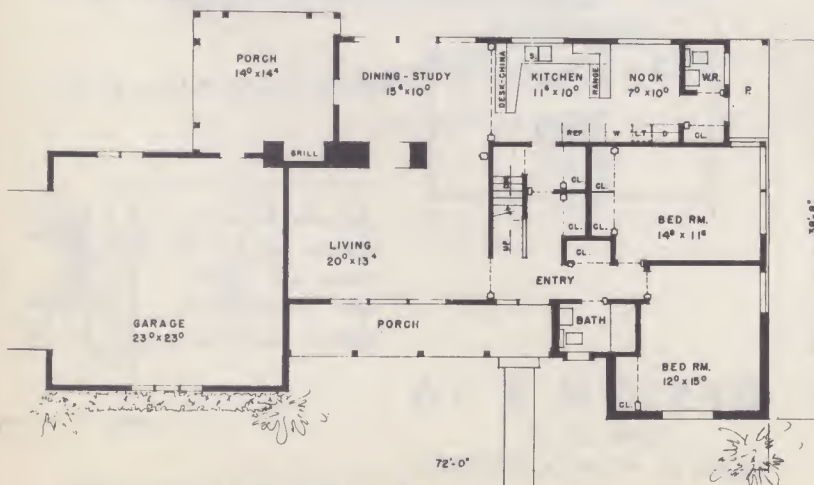
FIRST FLOOR PLAN 1,317 SQ. FT.



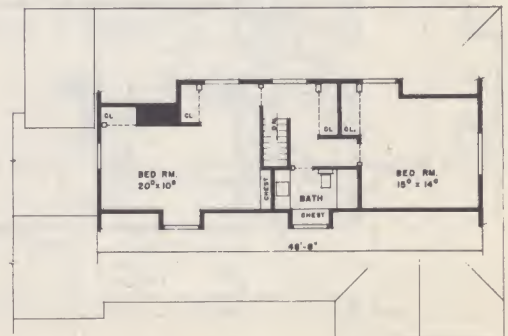
DESIGN R 43

32,405 CU. FT.

A 1½ story family home with unusual charm, this design employs a pleasing mixture of wide cedar shakes, V-cut horizontal boards and brick. The floor plan is extremely interesting and well laid out; good traffic circulation; first floor laundry; two-way fireplace, plus grill on porch; loads of closets; four bedrooms and two and one half baths.



FIRST FLOOR PLAN 1,434 SQ. FT.

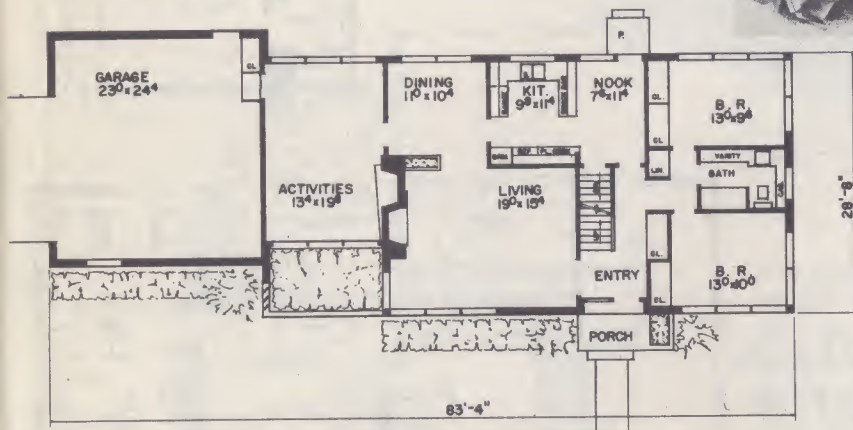


SECOND FLOOR PLAN 806 SQ. FT.



DESIGN R 37

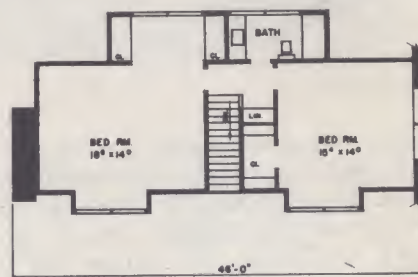
35,158 CU. FT.



FIRST FLOOR PLAN—1,604 SQ. FT.



Imagine this interesting corner as part of your living room. The dining area is beyond the trellis divider.

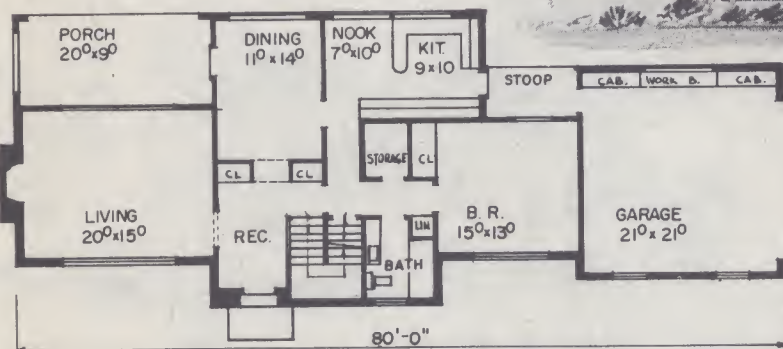


SECOND FLOOR PLAN—824 SQ. FT.

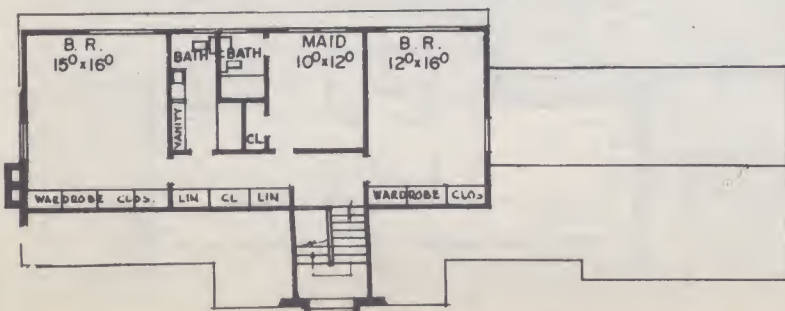
DESIGN R 170

30,817 CU. FT.

FIRST FLOOR PLAN—1,345 SQ. FT.



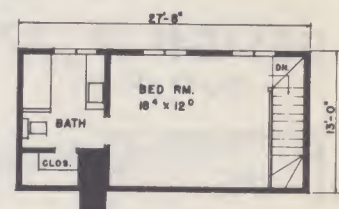
SECOND FLOOR PLAN—952 SQ. FT.



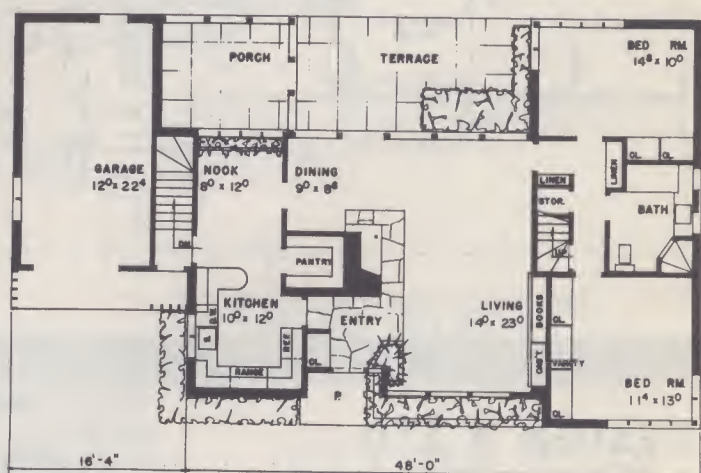
So you like a story and one-half house! Well, here's one that's distinctive and different. Let's go into the spacious reception hall and look around. You can go to any room in the house without going through any other. With a big window at the second floor landing, there isn't a dingy stairway in this home. The rooms are large and laid out to accommodate furniture most effectively.



SECOND FLOOR PLAN—354 SQ. FT.

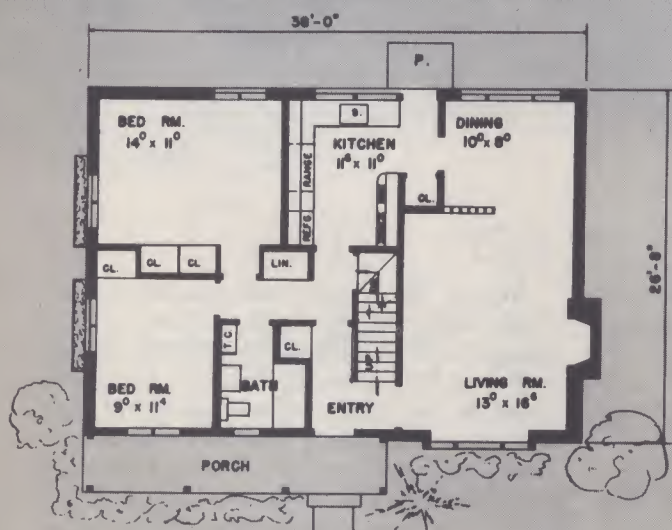


Designed to create that quaint homey feeling, this brick home fulfills the functions of everyday family living very admirably. Notice the pantry, the big nook, the porch, the terrace, the two stairways, the built-ins and the closets. The bath has a stall shower and the living room has an attractive open-end fireplace. If you like interior planting, observe the planting area in the nook and entry.



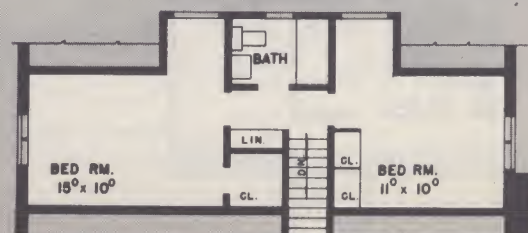
FIRST FLOOR PLAN—1,387 SQ. FT.

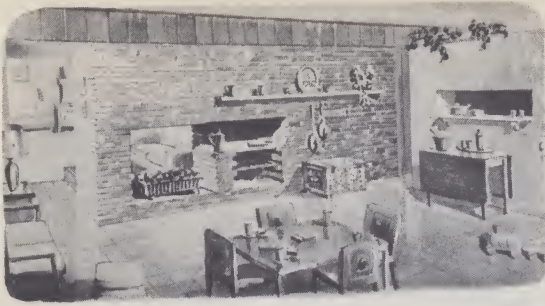
FIRST FLOOR PLAN—1,002 SQ. FT.



A story and a half home with Early American Farmhouse styling. The fieldstone fireplace (complete with raised flagstone hearth, woodbox and with shelves above) adds to its charm.

SECOND FLOOR PLAN—448 SQ. FT.

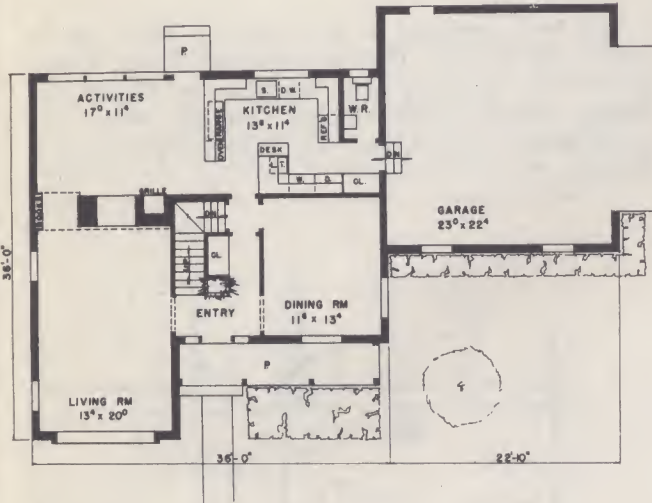




Here in the activities room is that rustic appearance preserved with all its comfort and serenity.



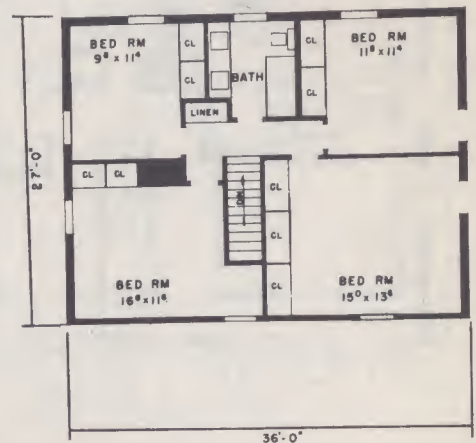
A Farmhouse Colonial—the very embodiment of a good way of life—with a modern interpretation by Richard B. Pollman. A wonderful house for an active family of today. The first floor has a convenient center hall that opens to all areas. There is a large living room and a gracious separate dining room that could be used as a study.



FIRST FLOOR PLAN—1,042 SQ. FT

DESIGN R 115

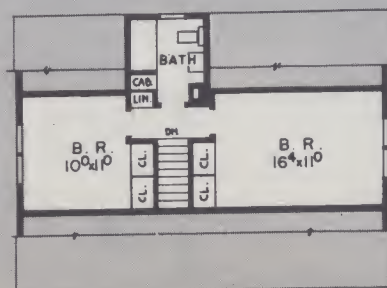
26,101 CU. FT.



SECOND FLOOR PLAN—962 SQ. FT.



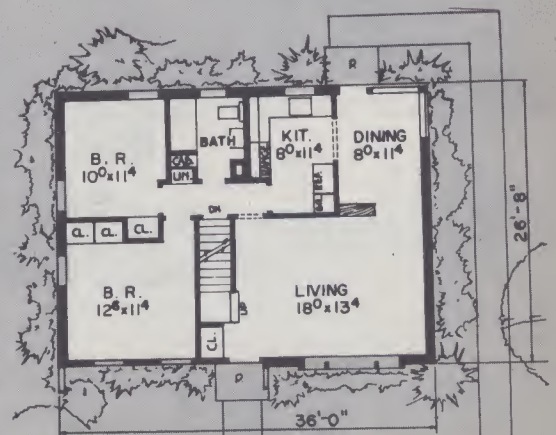
SECOND FLOOR PLAN—488 SQ. FT.



Here is a story and a half design preserving the best of the old features and incorporating the most outstanding of the new. Note the two baths, the windowed expanse of the dining room, and the extensive closet space.

DESIGN R 178

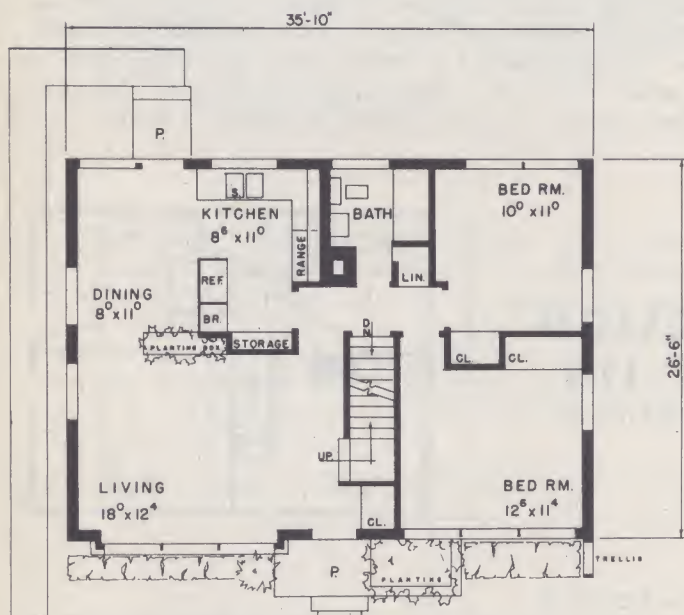
20,097 CU. FT.



FIRST FLOOR PLAN—957 SQ. FT.

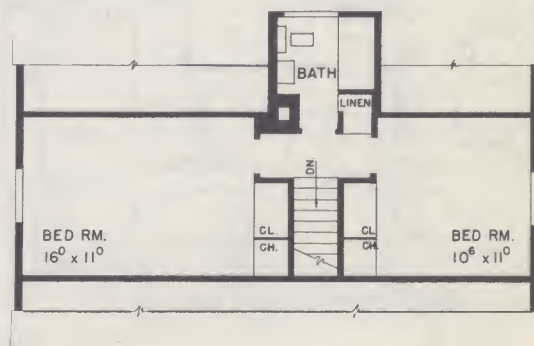
DESIGN R 361

20,307 CU. FT.



FIRST FLOOR PLAN 967 SQ. FT.

The roof overhang of the 1½ story home can be just as attractive as that of the ranch home. Here's proof. The planting box between the living and dining areas provides added interest. Plans and specifications are prepared by Architects Palmquist & Wright.



SECOND FLOOR PLAN 488 SQ. FT.



DESIGN R 443

28,232 CU. FT.

This finely proportioned design with excellent window treatment is reminiscent of earlier architectural design. The floor plan embodies many convenient living features so often sought by today's discriminate home-seeker. This plan keynotes good traffic circulation, an efficient kitchen, two distinct eating areas, a covered porch, two baths and extra built-in units which put wall space to its best possible use. A dormer projecting from the roof on the rear provides the upstairs with plenty of space.

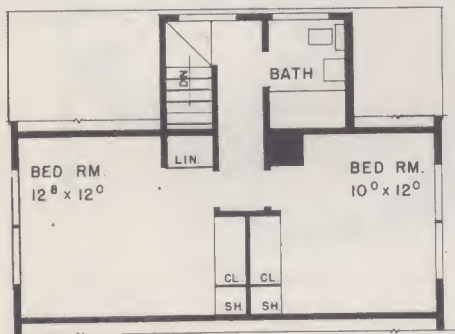


1½ and 2 STORY
HOMES

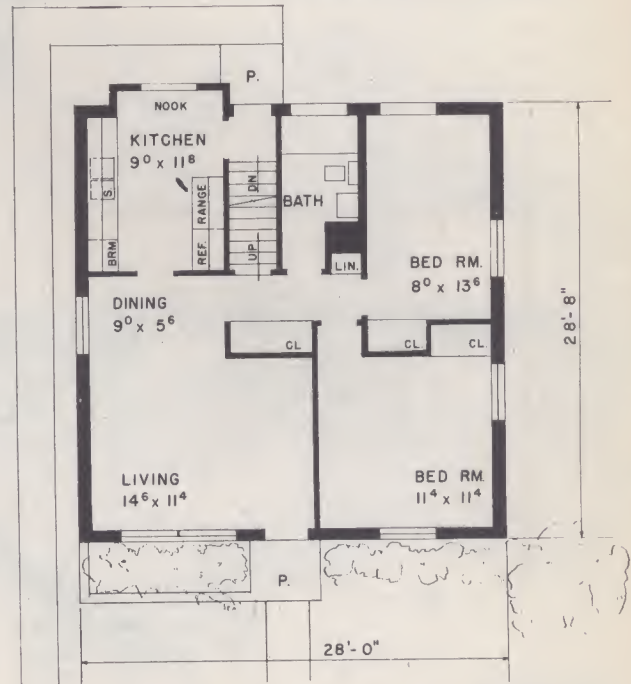
DESIGN R 254

16,702 CU. FT.

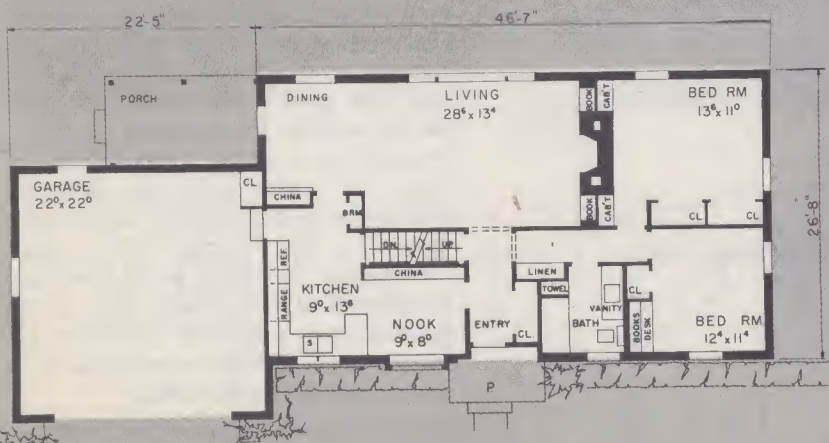
The building dollar stretches the farthest when it is used on a 1½ or 2 story home. Here is proof that a four bedroom home does not have to be an expensive one. Its attractive exterior lines are characteristic of Richard B. Pollman's designs. Note the planting area in front of the large living room windows.



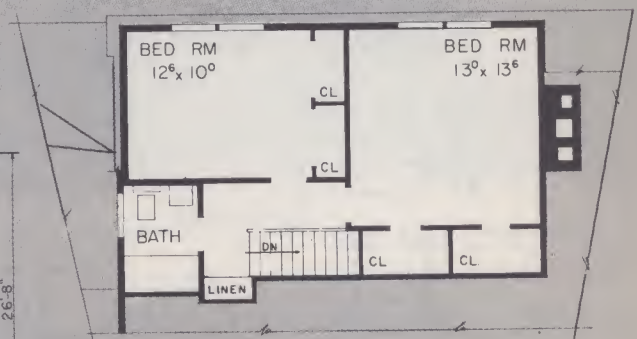
SECOND FLOOR PLAN 464 SQ. FT.



FIRST FLOOR PLAN 813 SQ. FT.



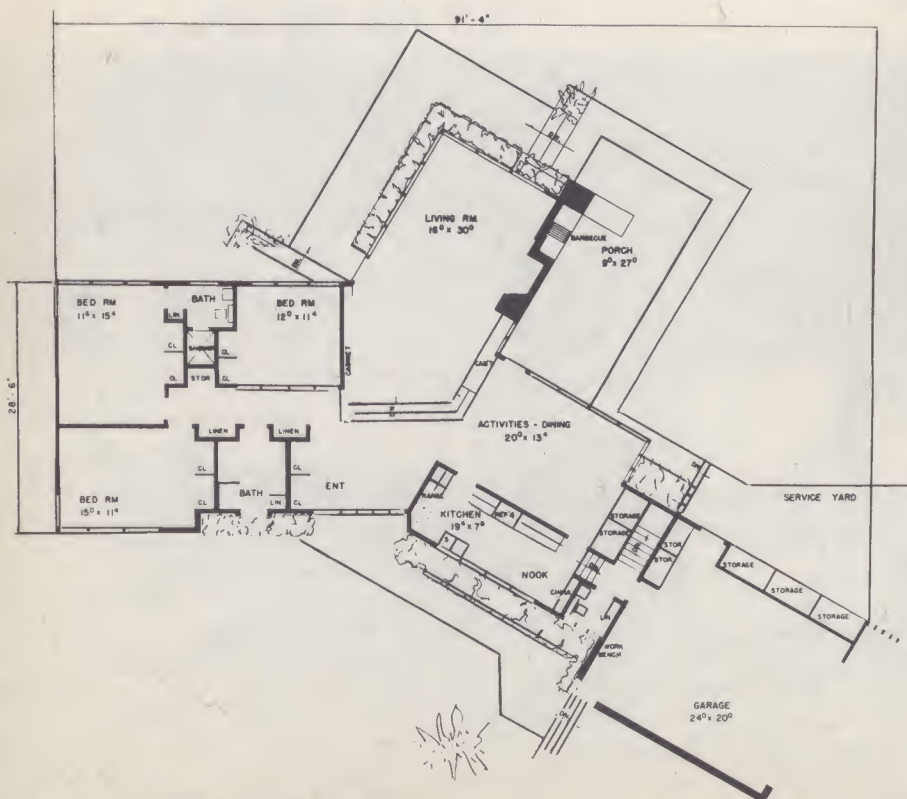
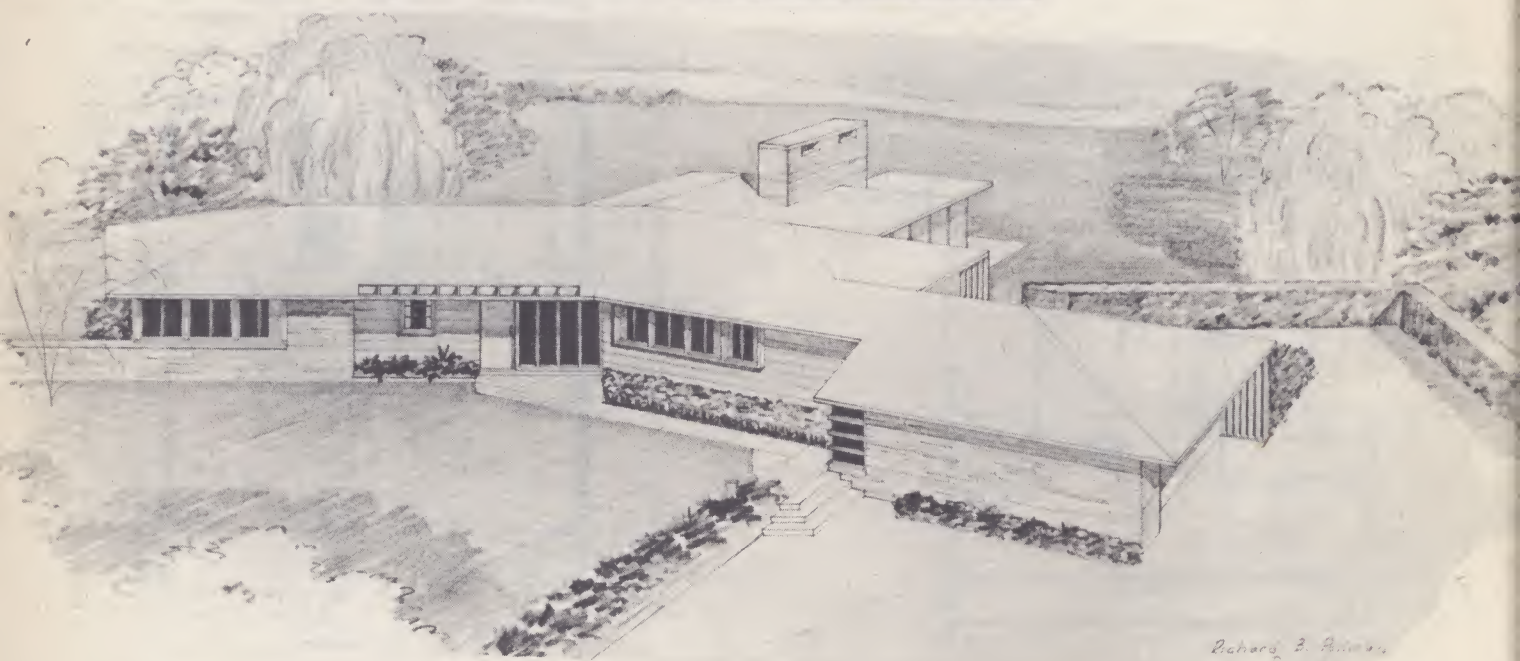
FIRST FLOOR PLAN 1,228 SQ. FT.



SECOND FLOOR PLAN 539 SQ. FT.

SPLIT LEVEL AND HILLSIDE HOMES SECTION

Pages 120 through 136 are devoted to homes for the rolling country-side or for the sloping city lot. As in preceding sections, practical imagination played a big part in the creation of these homes by Architects Palmquist and Wright and Designer Pollman. The Hillside and Split-Level homes presented here were designed to take advantage of a sufficient variety of site conditions so that you should be able to find on the following pages the solution to your hillside housing.



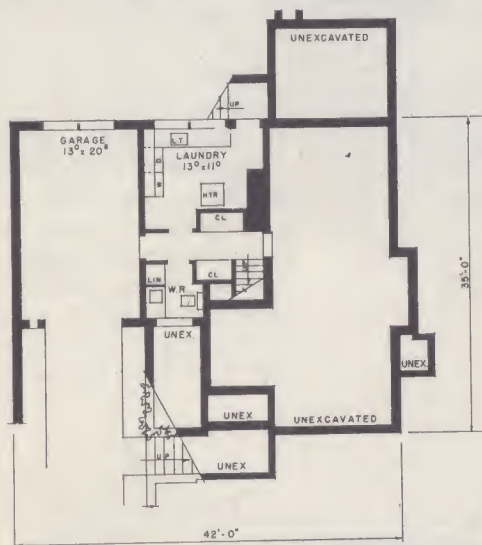
DESIGN R 271

2,104 SQ. FT., 21,329 CU. FT.

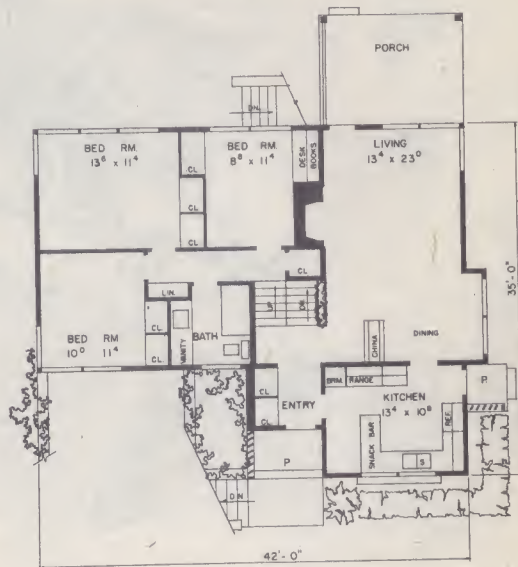
Here is one of the most popular Convenient Living designs. In addition to its outstanding floor plan, its long, low exterior is truly captivating. The glass walls on the two sides of the sunken living room exploit a pleasing view to the fullest. This design has a basement, the stairs of which are conveniently located by the door to the garage. The large screened-in barbecue porch and the spacious activities-dining area make entertaining a joy for all. There are twenty-one storage, wardrobe and linen closets! Count them.

DESIGN R 406

17,027 CU. FT.



Good traffic circulation is a must what ever the type of home. As you enter the front door, attractive stairways lead to both upper and lower levels. The center entry leads directly to the kitchen or the spacious living-dining area.

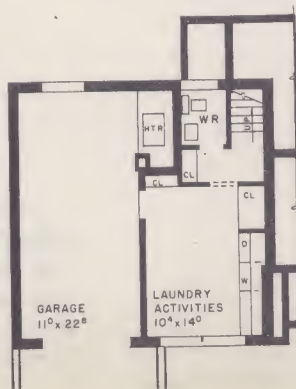
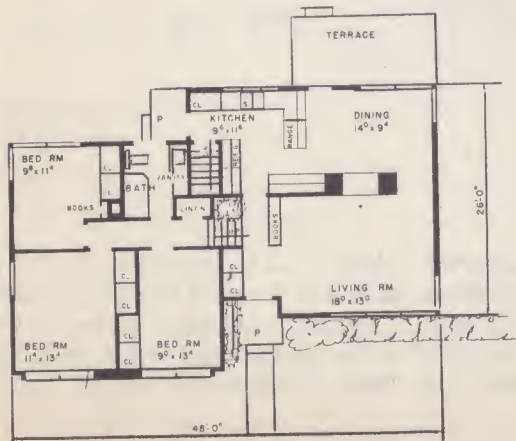


MAIN LEVEL 648 SQ. FT.
UPPER LEVEL 624 SQ. FT.
LOWER LEVEL 270 SQ. FT.

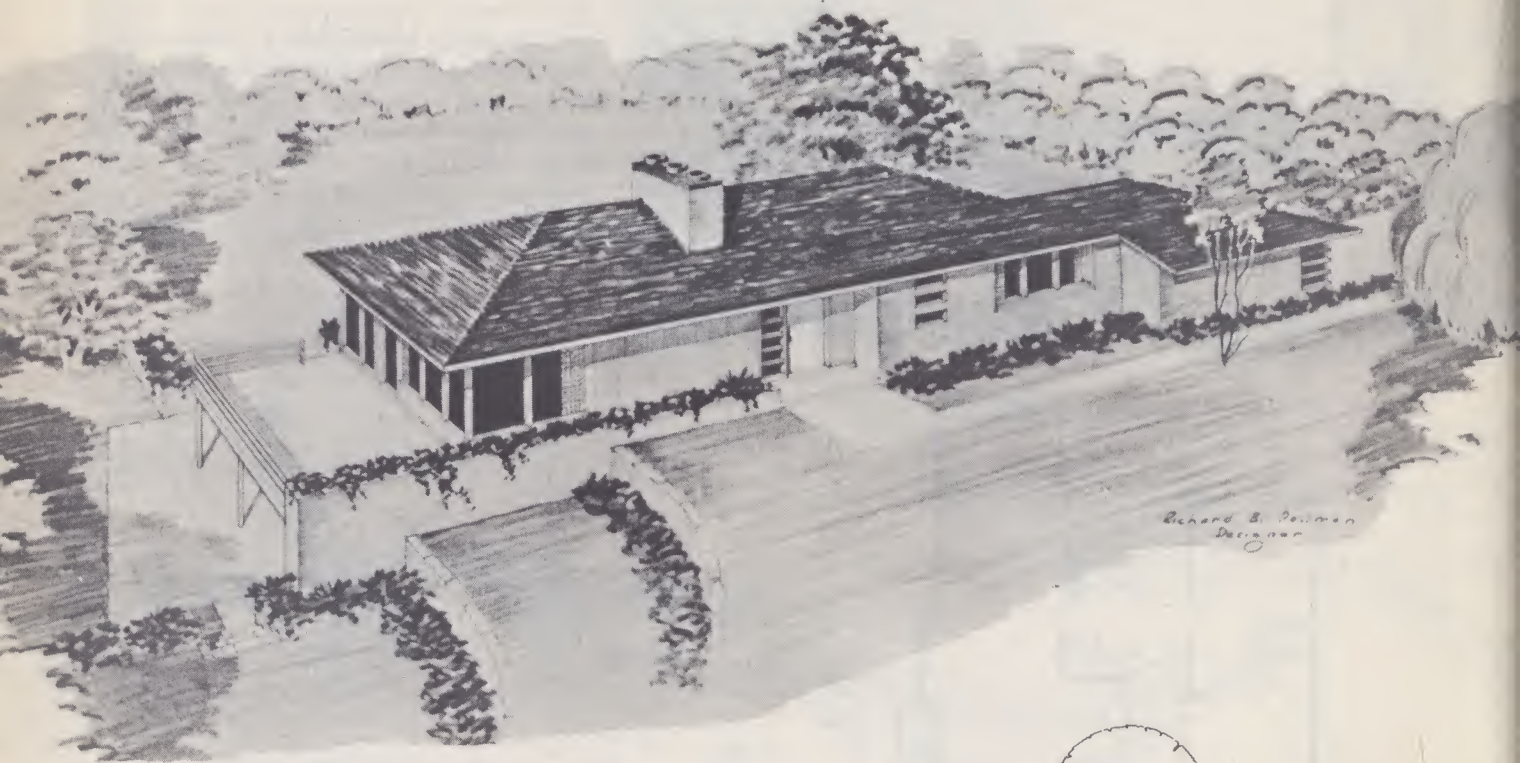
DESIGN R 123

15,354 CU. FT.

The two-way fireplace adds immensely to the enjoyment of the two distinct living and dining areas. A terrace outside the grade door of the dining room presents a pleasing backdrop. Ventilation of the living-dining area is through the louvers below the double panel insulated glass.

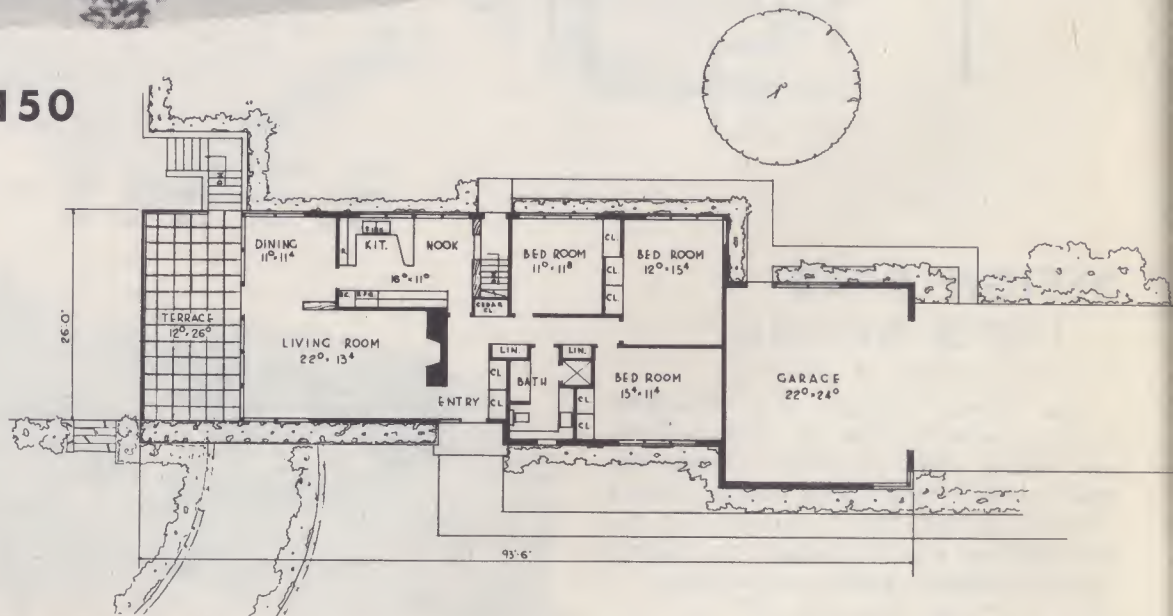


MAIN LEVEL 624 SQ. FT.
UPPER LEVEL 612 SQ. FT.
LOWER LEVEL 300 SQ. FT.

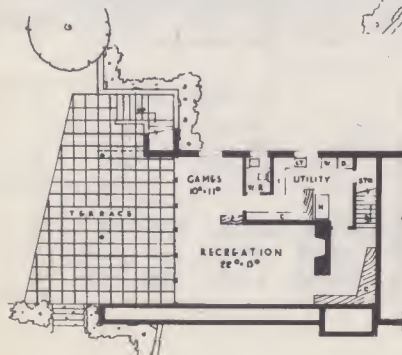


DESIGN R 150

27,400 CU. FT.



UPPER LEVEL 1,600 SQ. FT.



LOWER LEVEL 792 SQ. FT.

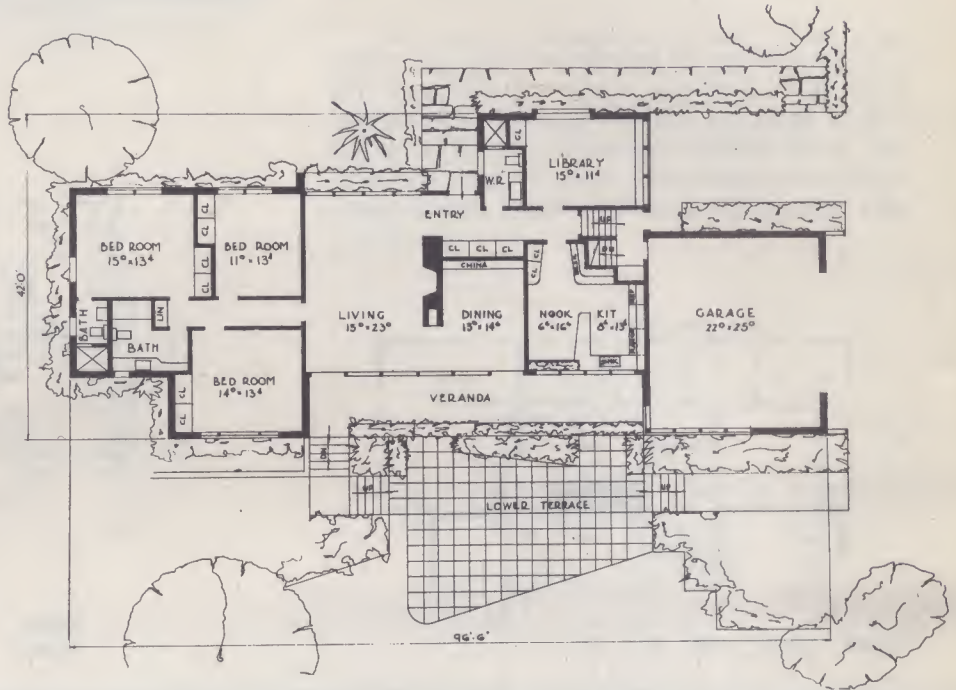
This contemporary design makes excellent use of a hillside location. Glass walls that overlook the two terraces and the beautiful distant scenery, a complete games-recreation-utility area, good traffic circulation, and a secluded generous bedroom area make this home the "Pride of the Countryside."

DESIGN R 151

34,862 CU. FT.

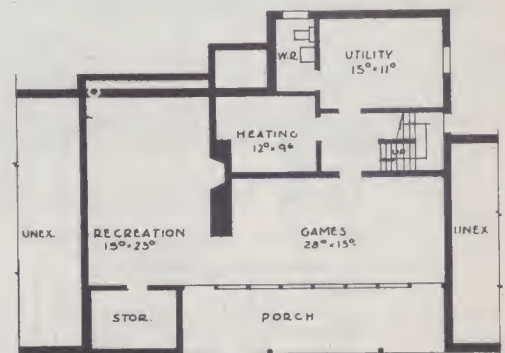
FRONT VIEW

How far can one go in achieving the utmost in Hillside Convenient Living? A generous lower level for games, recreation and utility; a kitchen with a true contemporary feeling, including an inside planting area at breakfast; a veranda, porch and terrace for outdoor living and dining; four bedrooms; and closets galore are only a few of the features of this design.



UPPER LEVEL 2,168 SQ. FT.

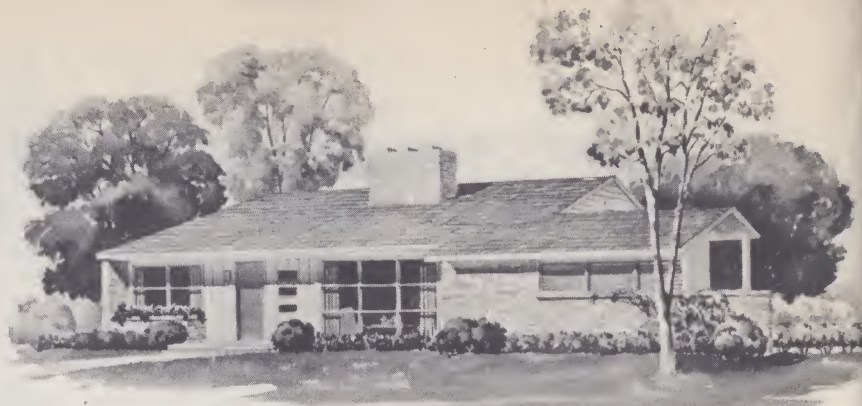
TERRACE VIEW



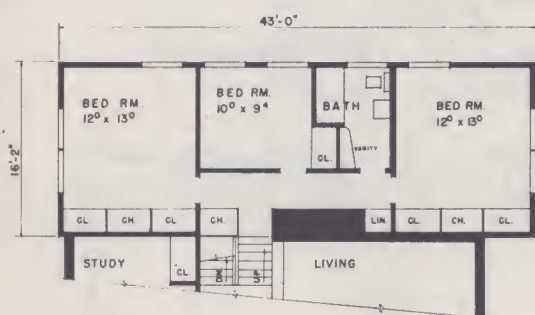
LOWER LEVEL 1,374 SQ. FT.

DESIGN R 207

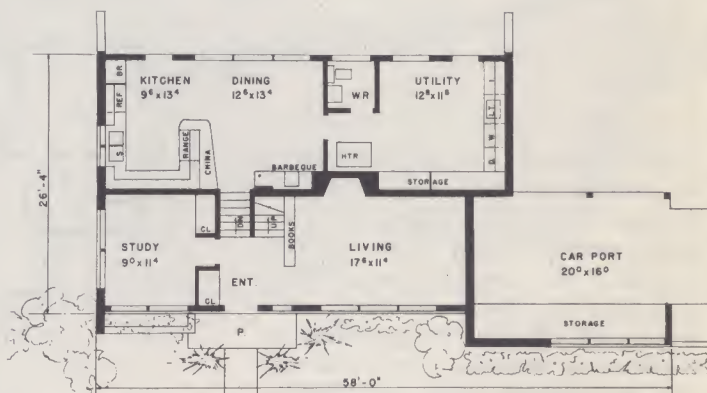
18,464 CU. FT.



The work area of any design should be a unit unto itself. Here is an efficient kitchen running into a sweeping dining area with a barbecue; and a conveniently planned utility area with a washroom. Noteworthy is the sleeping area with two large bedrooms and plenty of storage units.



UPPER LEVEL 692 SQ. FT.



MAIN LEVEL 456 SQ. FT.

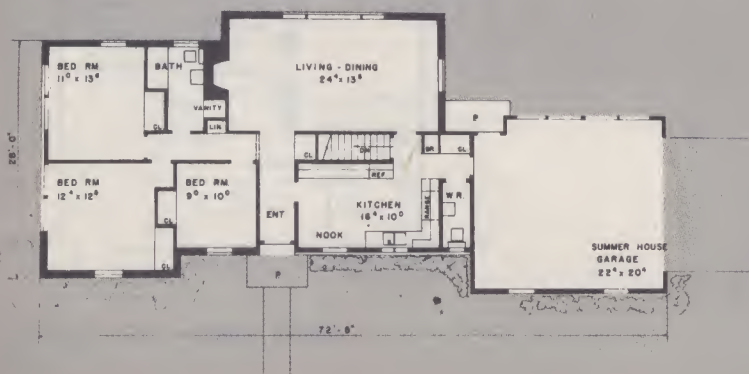
LOWER LEVEL 588 SQ. FT.

A convenient living center hall hillside plan. The large windows of the nicely proportioned living room look out upon the garden. The efficient kitchen and the cheery breakfast nook are at the front of the house. Three bedrooms provide for the growing family.



DESIGN R 32

1,368 SQ. FT., 26,465 CU. FT.

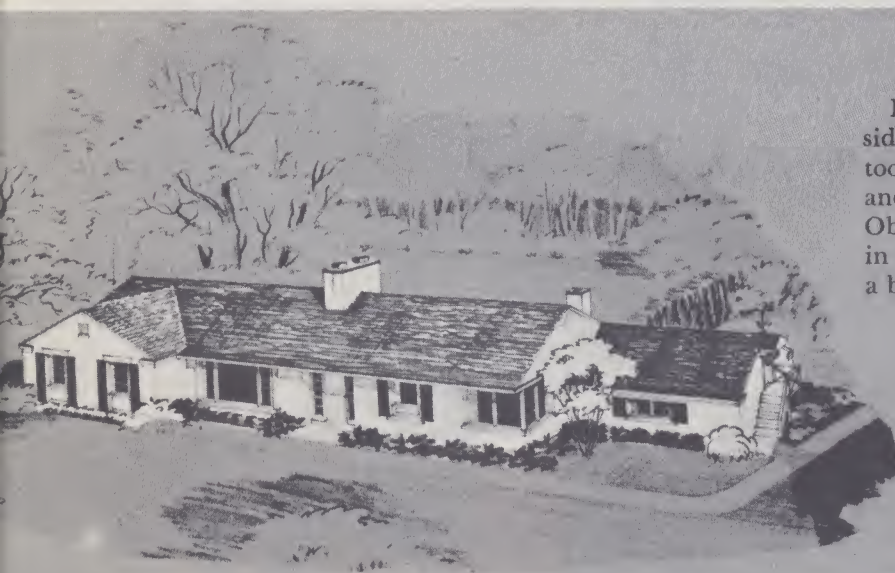
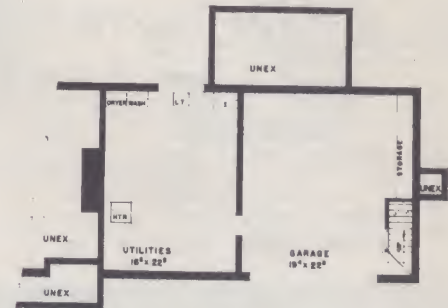
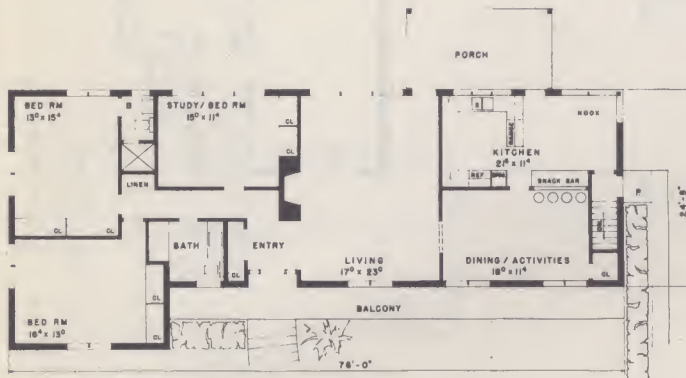




DESIGN R 93

2,027 SQ. FT., 25,428 CU. FT.

The formal atmosphere of this home commands attention—especially for a front sloping lot. Look at the long counter and cupboard space in the kitchen, at the large nook, and at the spacious dining-activities with a snack bar. Notice how you can get on the porch from the living or the nook. The front balcony is a nice feature too.



Even though this home is designed for a hillside location, it could be built on level ground too. Note the outside stairs to the garage attic, and the inside stairs going to the garage level. Observe, too, how the inside stairs are continued in the alternate plan on the right in the event a basement is used.

DESIGN R 165

1,816 SQ. FT., 21,790 CU. FT.

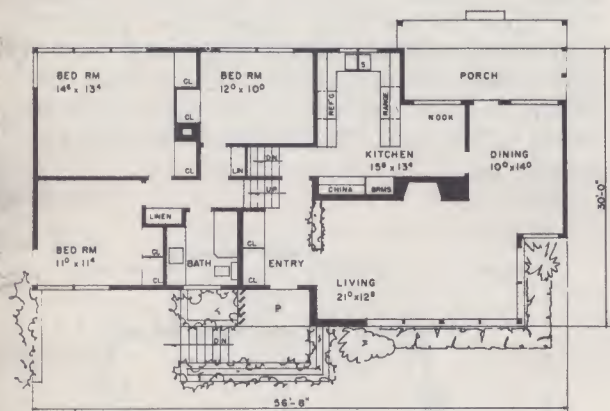
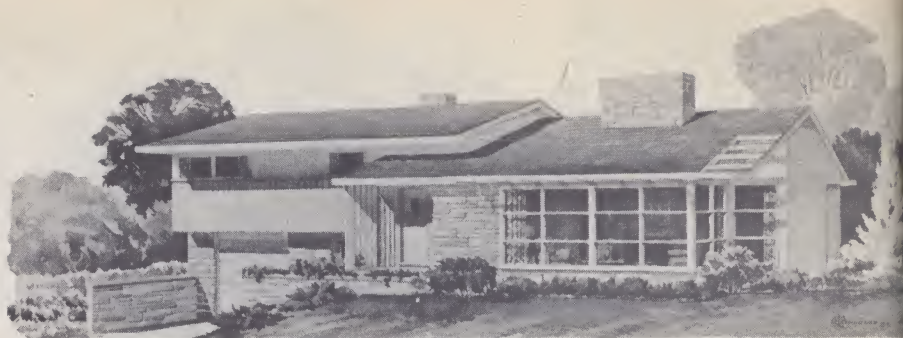


ALTERNATE BASEMENT PLAN

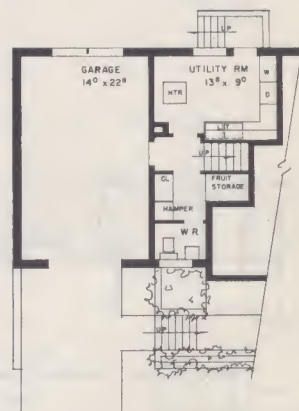
DESIGN R 408

18,916 CU. FT.

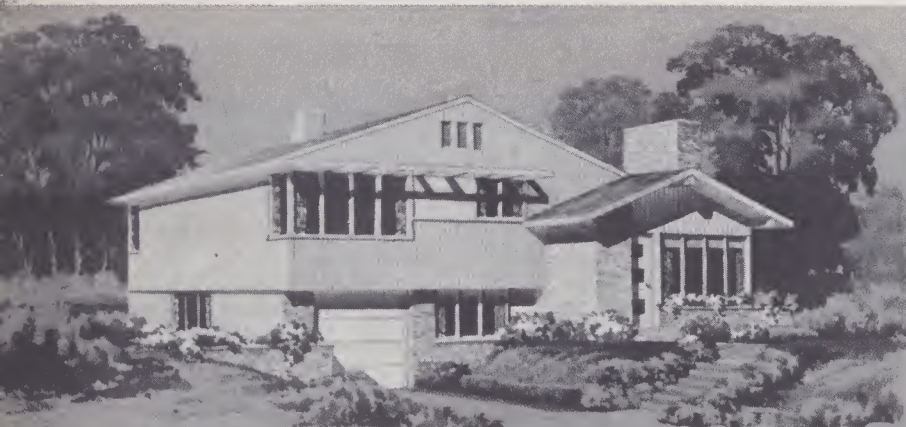
Extensive glass areas invite the natural beauty of the outdoors into your home. Why don't you pick out the Convenient Living features of this plan prepared by Palmquist & Wright, Architects.



MAIN LEVEL 776 SQ. FT.
UPPER LEVEL 673 SQ. FT.



LOWER LEVEL 291 SQ. FT.



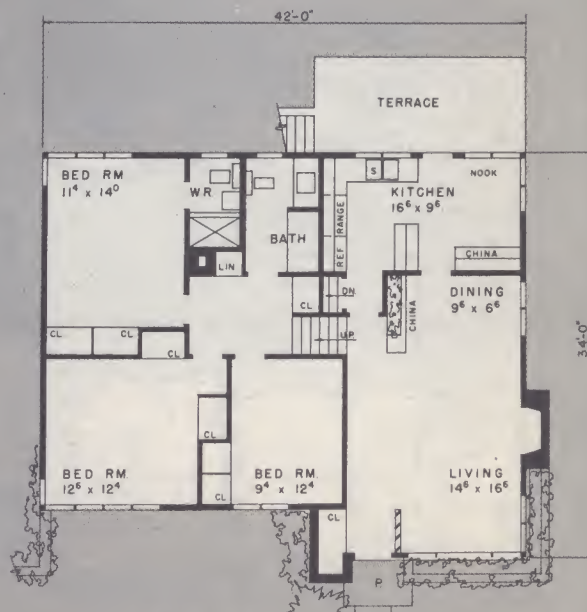
DESIGN R 365

16,638 CU. FT.

Clean exterior lines that are simple and well balanced create a design that is most distinctive. The upper level has a full bath and a washroom with a stall shower. The kitchen-nook area has abundant cupboard space. Stairs lead outside from the lower level to the terrace.



LOWER LEVEL 428 SQ. FT.

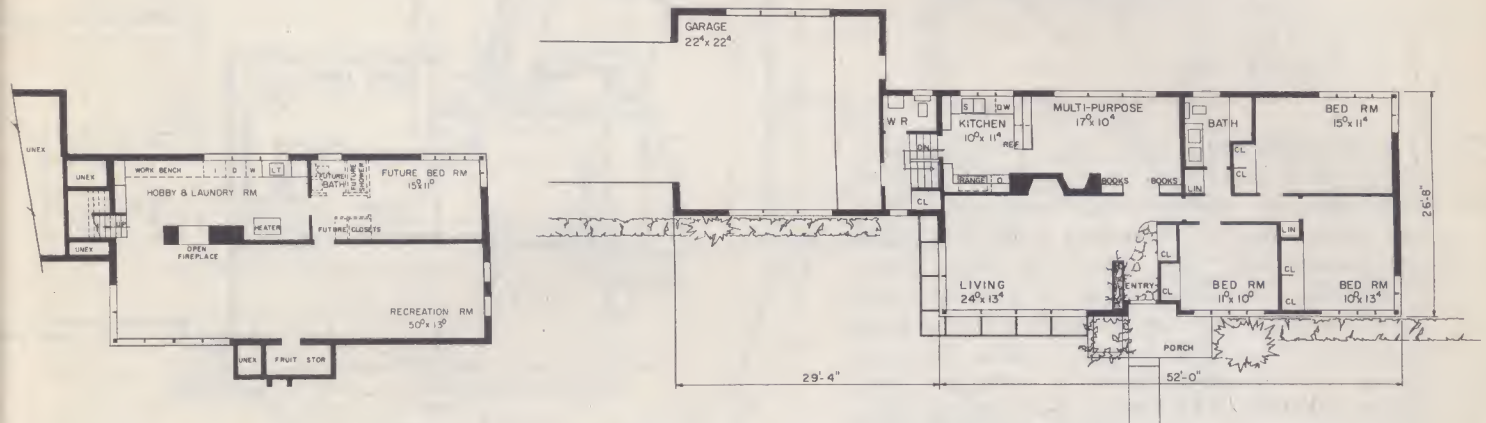


MAIN LEVEL 556 SQ. FT.
UPPER LEVEL 722 SQ. FT.

DESIGN R 494

25,957 CU. FT.

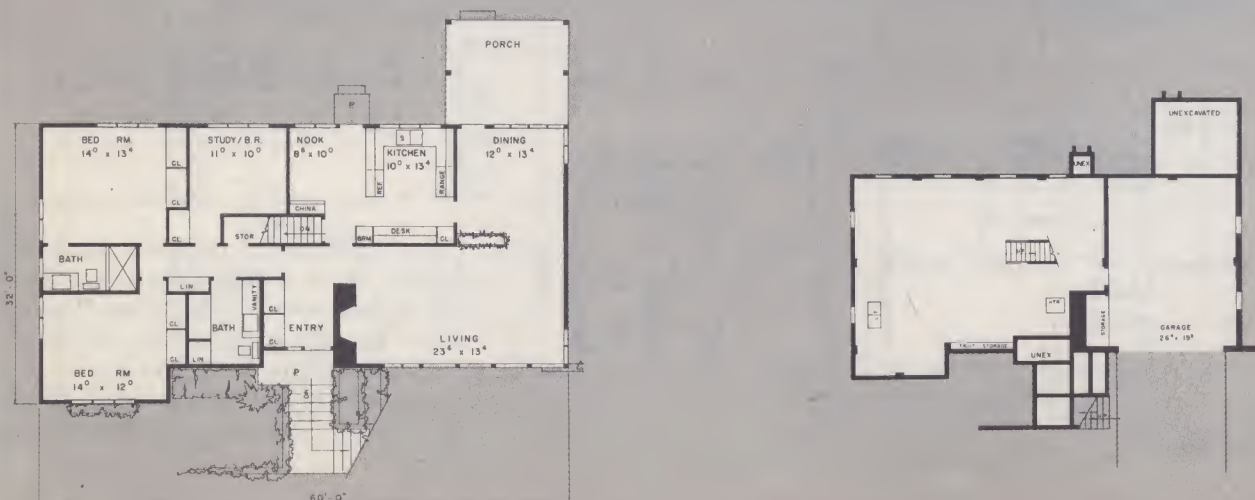
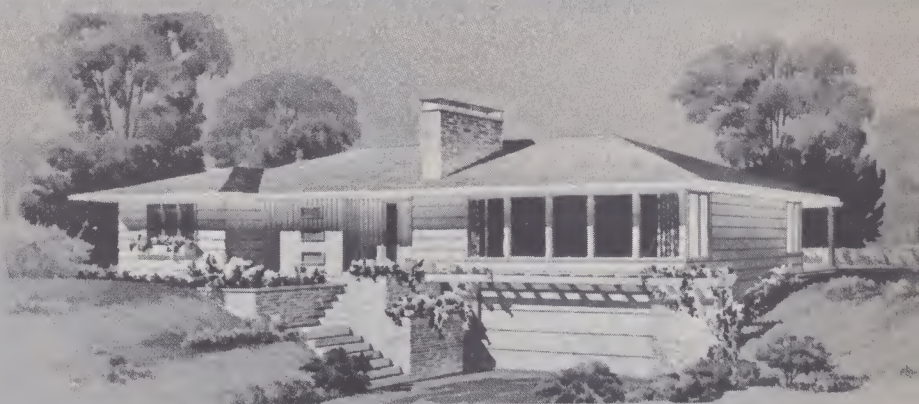
With big families as popular as they are today, you will enjoy the many delightful years spent in this home. Bedrooms have plenty of closets, and there is an extra washroom adjacent to the kitchen and garage. Let the family enjoy TV or ping-pong in the multi-purpose room with its own fireplace and spare the fine furniture in the living room.



DESIGN R 409

1,724 SQ. FT., 26,930 CU. FT.

The hillside lot need not be a problem in your search for a home to meet your requirements. Three bedrooms, two baths, and efficient kitchen flanked by two large eating areas, a covered porch, and a well lighted living room with fireplace are but a few features that provide livability.



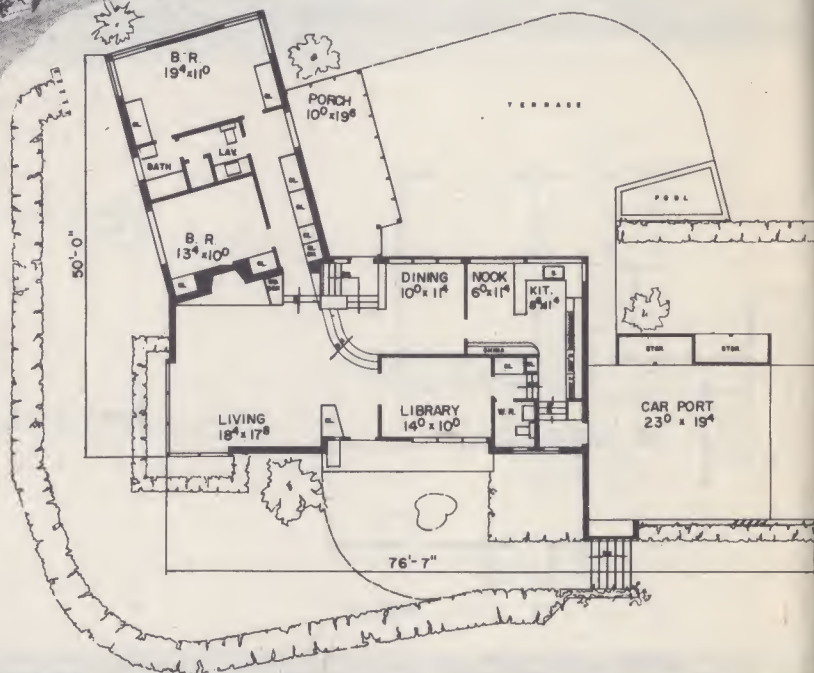
SPLIT LEVEL and HILLSIDE HOMES

DESIGN R 96

1,893 SQ. FT., 31,300 CU. FT.

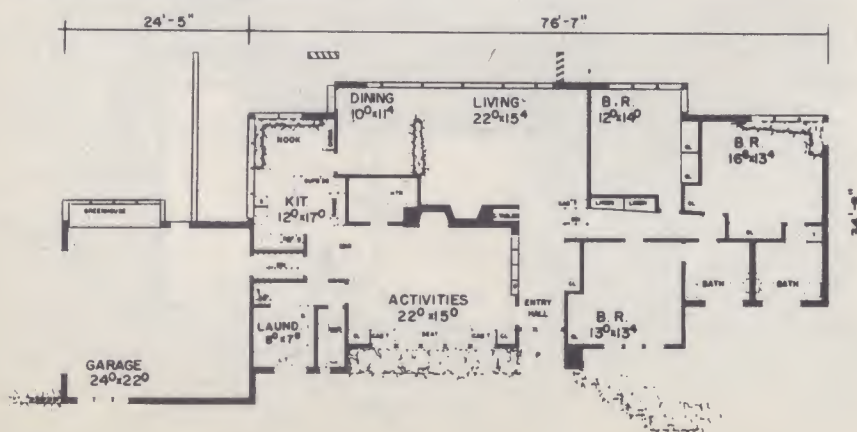


A truly fine home with a view in every direction. It has four levels. Starting with the bedroom area, you take two steps down to the living and library level. The dining room, nook and kitchen are three steps below the living room. Then from the dining room, or from the door near the porch, you can go down into the large recreation area with fireplace below the bedrooms. A superabundance of storage space, closets, cabinets and built-ins are included. Also, did you see the compartment type bathroom?

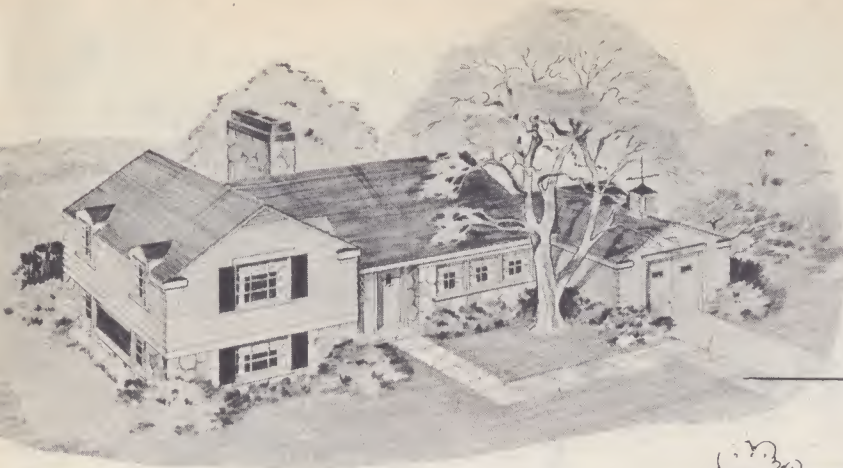


DESIGN R 86

2,467 SQ. FT., 28,368 CU. FT.



The main level of this luxurious hillside home is comprised of the living, activities and service areas. Three steps up take you to the bedroom area. One flight down and you're in the garage with a storage attic. Why not list the features that appeal to you?



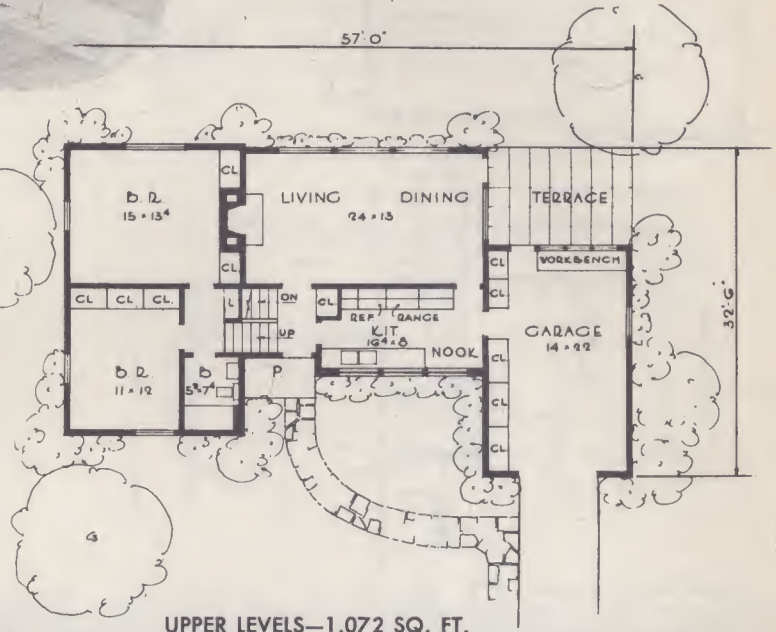
In this colonial adaptation, hand split fieldstone and white clapboards are used for a pleasing exterior effect. The lower level activities room is a real center of family living, planned for many uses.

DESIGN R 12

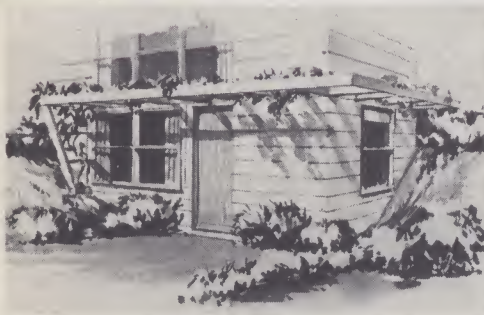
15,784 CU. FT.



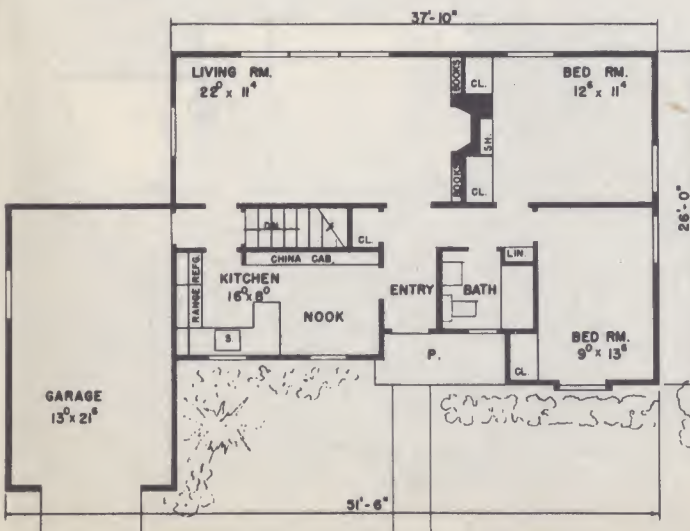
LOWER LEVEL—542 SQ. FT.



UPPER LEVELS—1,072 SQ. FT.



Lower level leads directly to the garden.

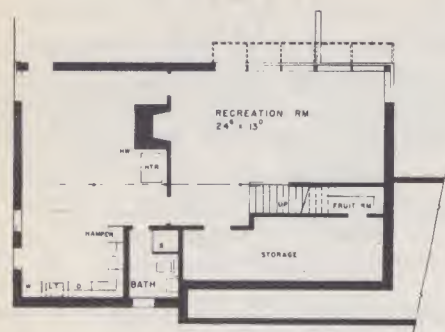


DESIGN R 241

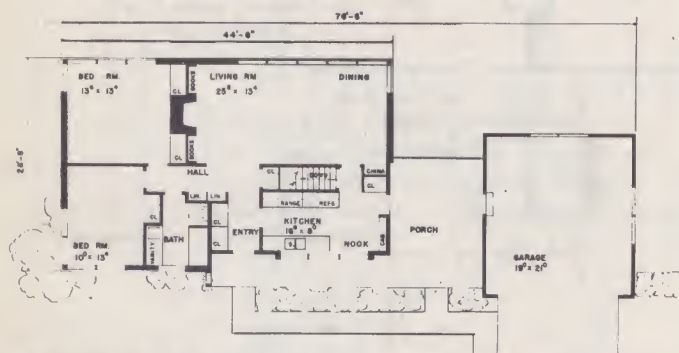
912 SQ. FT., 17,784 CU. FT.

It isn't often that you find such excellent traffic circulation in a small home. There are three places to eat: at the snack bar, in the spacious nook (note long china cabinet), and at the end of the long living room.

SPLIT LEVEL and HILLSIDE HOMES



LOWER LEVEL 1,219 SQ. FT.



FIRST FLOOR PLAN 1,219 SQ. FT.

DESIGN R 299

23,187 CU. FT.

STREET VIEW

Picture the large rear glass areas; excellent traffic circulation; the bookshelves on each side of the fireplace; the double closets in the entry, large bedroom and in the hall; the efficient kitchen with the pleasant nook; and the well arranged lower level for the final touch of real Convenient Living for which Richard B. Pollman is noted.



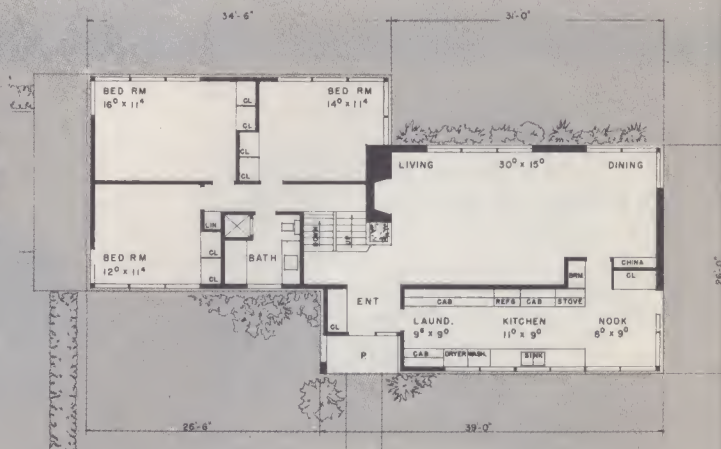
GARDEN VIEW



STREET VIEW

DESIGN R 280

1,663 SQ. FT., 18,877 CU. FT.



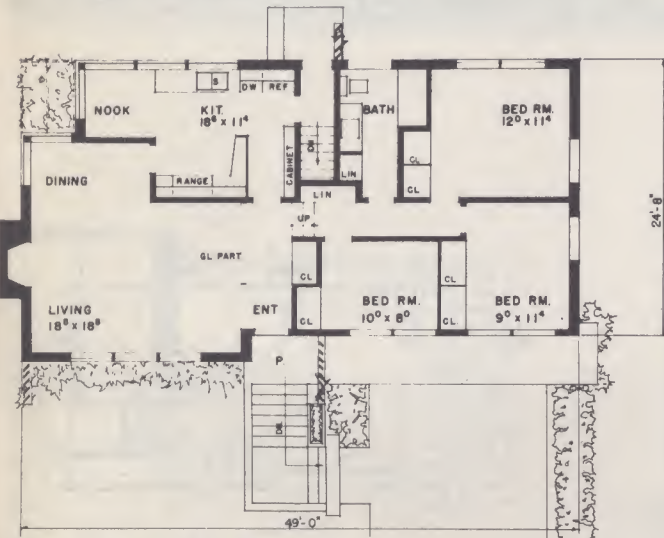
GARDEN VIEW

The latest panel type windows admit plenty of light and capture the view of the countryside. With double pane insulated glass, no storm windows are needed. What homemaker wouldn't be thrilled with the thirty foot long living-dining area, and with the generous sized laundry, kitchen and nook? The lower level has no basement but contains the garage and heater room.

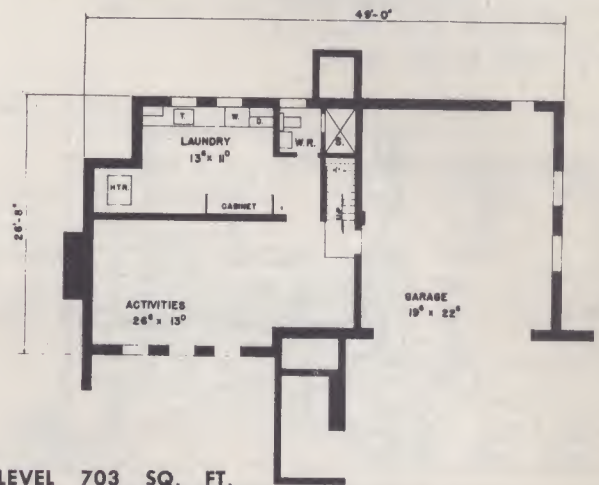
DESIGN R 279

18,732 CU. FT.

Without exercising too much imagination, a quick check of this plan can start one dreaming. The large window area in the kitchen, nook and dining areas helps to capture the view. The glass partition keeps the entry hall well lighted and cheerful. The two steps up to the bedroom area add a homey touch.



UPPER LEVEL 1,210 SQ. FT.

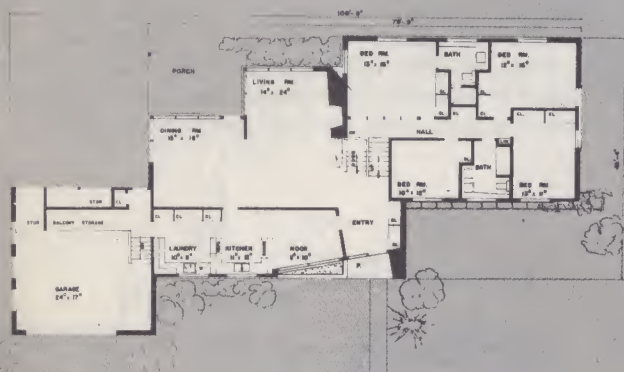


LOWER LEVEL 703 SQ. FT.

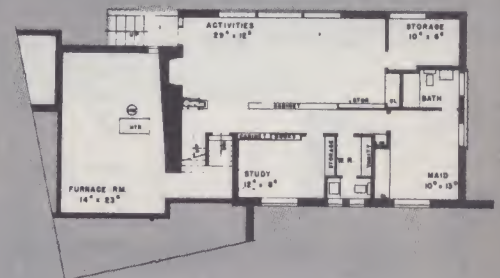
DESIGN R 294

48,360 CU. FT.

UPPER LEVEL 2,358 SQ. FT.



STREET VIEW



LOWER LEVEL 1,601 SQ. FT.



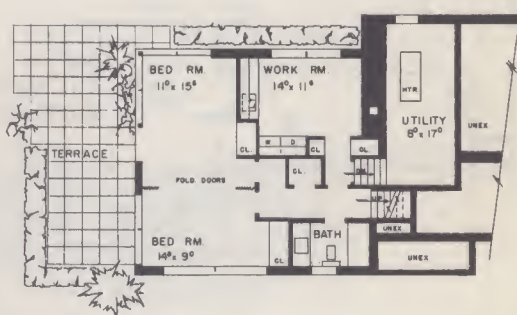
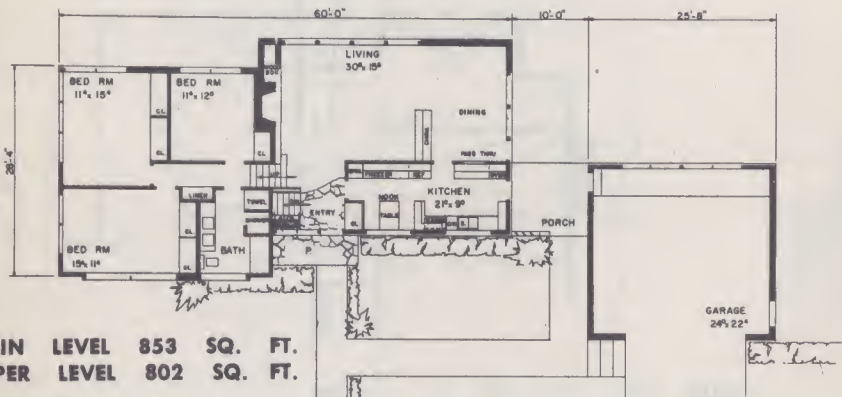
GARDEN VIEW

To completely cover all the outstanding features in this remarkable home—from street view to garden view and from first level to third level would take several pages. So why not make a game of it and list the features that appeal to you.

DESIGN R 491

22,188 CU. FT.

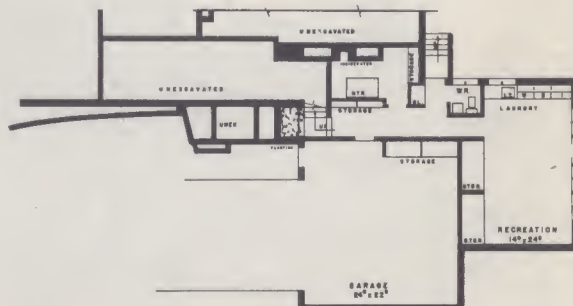
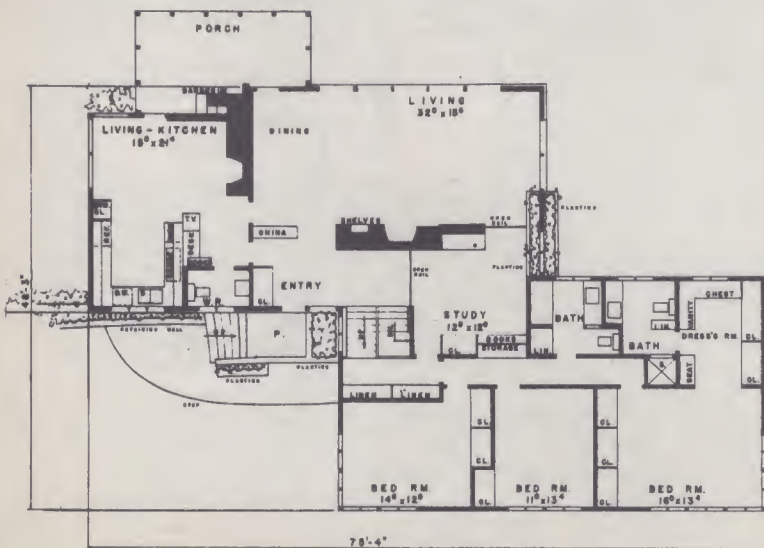
What could be more desirable for the growing family than this tri-level home with five bedrooms and two full baths. Plans by Palmquist and Wright, architects, include details of the built-in double vanity in the master bath, china in the living-dining area, and wood box. Note the built-in oven in the kitchen.



DESIGN R 388

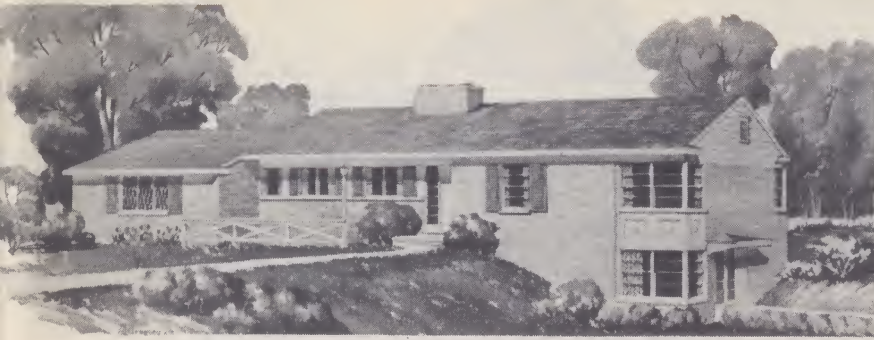
31,593 CU. FT.

Split level luxury is found within the wall of this captivating design. The cheerful living-dining area with its abundance of windows and fireplace is looked down upon from the equally cheerful study on the upper level. The sleeping area has left nothing out in the way of convenience. There is plenty of storage space and two baths. Study the master bedroom with its bath and dressing room.

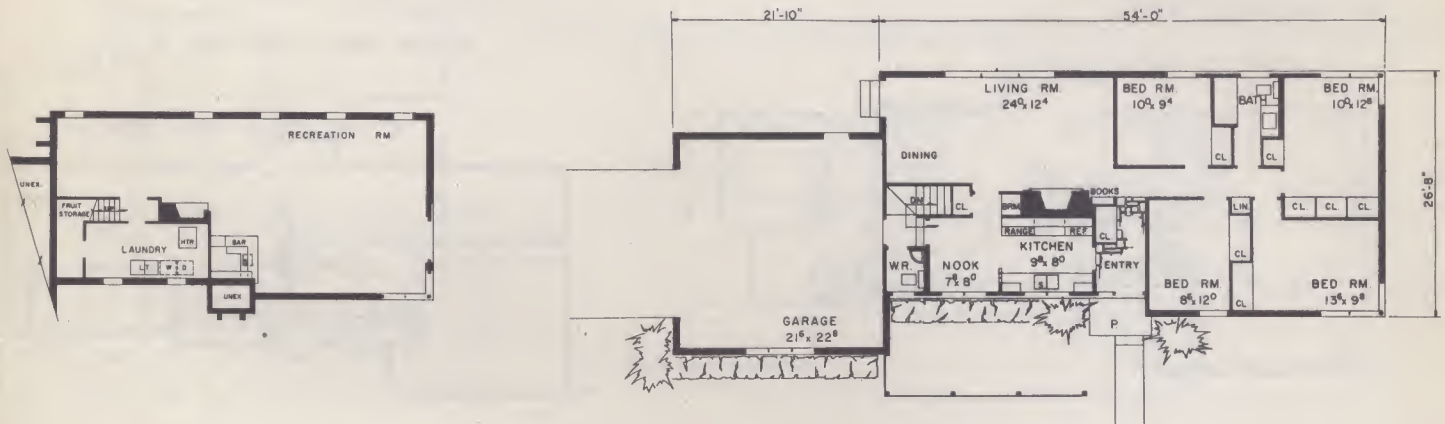


DESIGN R 636

1,384 SQ. FT., 26,185 CU. FT.



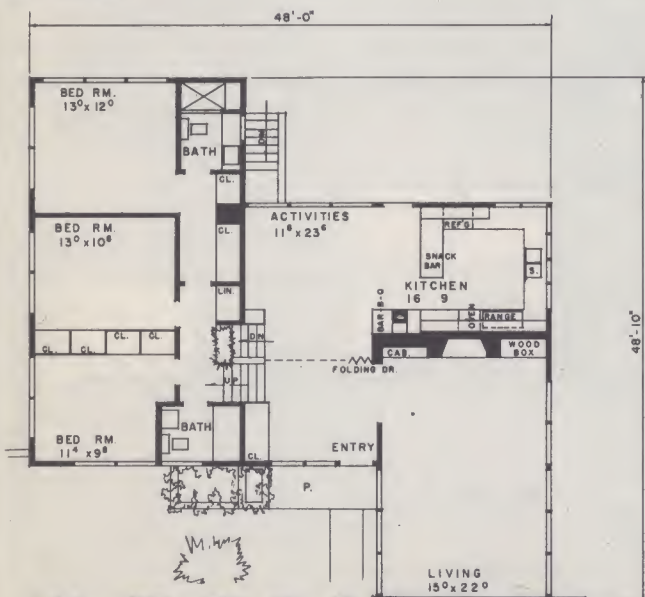
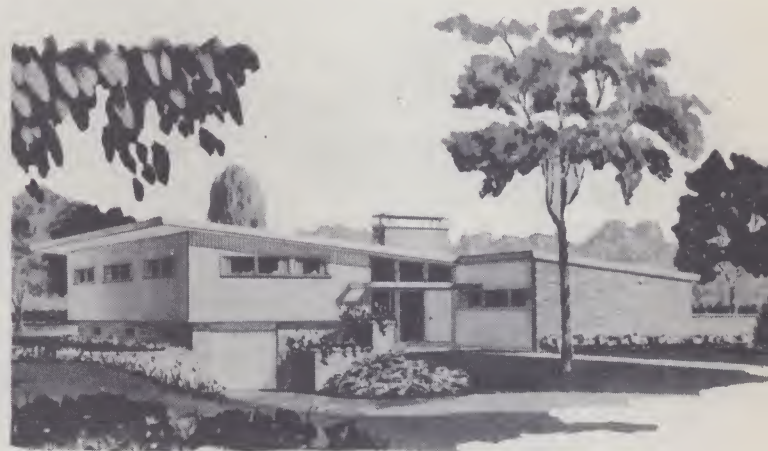
Build this home on a hill in the country. The basement was designed as an enormous playroom with built-in bar and a fireplace of course. You have a fine laundry, too. The first floor plan is arranged for casual living. There are four bedrooms, scads of closets and built-in features and one and one half baths.



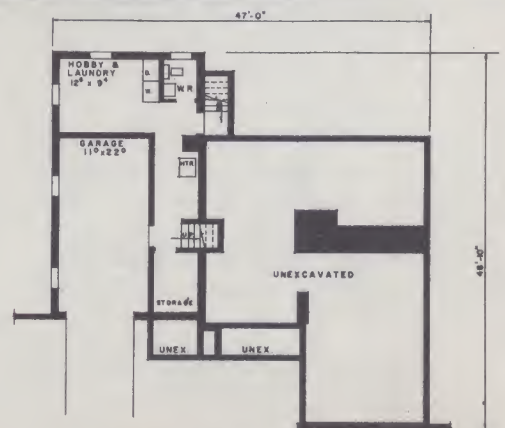
DESIGN R 358

19,000 CU. FT.

Contemporary design at its best. The sloping roof, the wide overhang, the high windows, and the dramatic glass arrangement around the front door make this design truly outstanding. The vertical siding contrasts pleasingly with the brick.



MAIN LEVEL 900 SQ. FT.
UPPER LEVEL 720 SQ. FT.



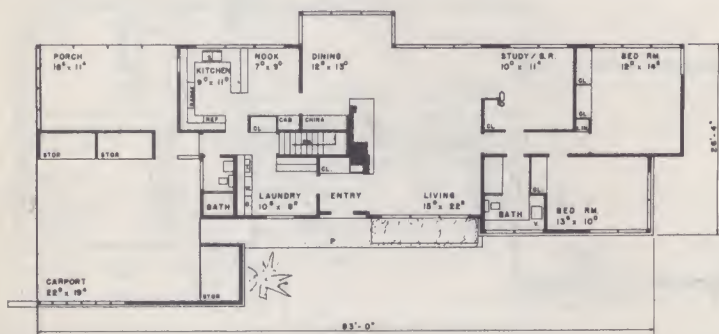
LOWER LEVEL 358 SQ. FT.

DESIGN R 50

24,830 CU. FT.

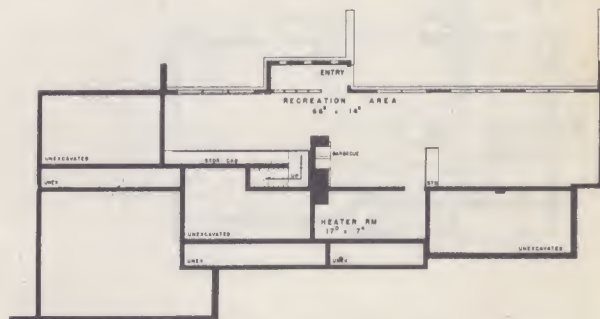


A rear sloping lot or one that is excavated for a sunken garden can take advantage of the sixty-six foot barbecue recreation area. The first floor with its inviting layout speaks for itself. The exterior is of stone and V-cut boards.



MAIN LEVEL 1,662 SQ. FT.

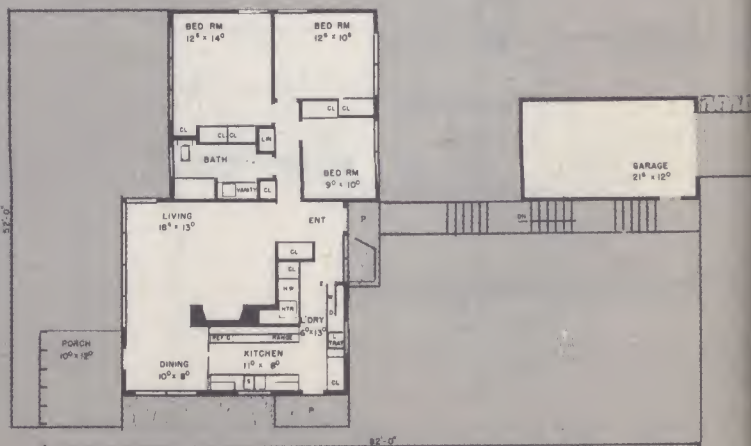
LOWER LEVEL 1,006 SQ. FT.

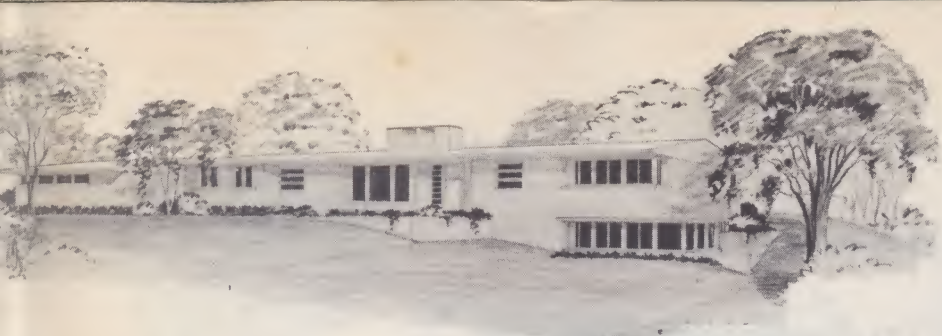


DESIGN R 101

1,209 SQ. FT., 12,490 CU. FT.

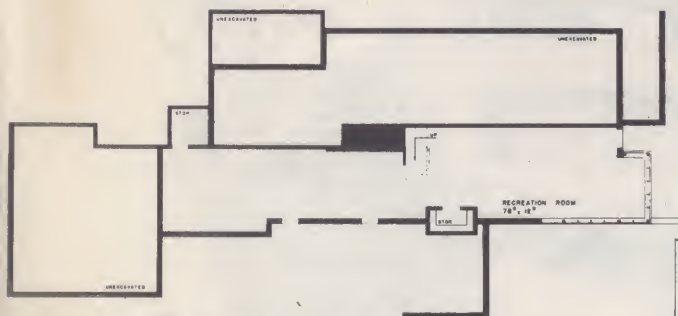
Here, in a moderately priced home, we have a perfect example of the advantage of building in conformity with an unusual terrain. Distinct personality has been achieved. The house appears much larger and more solid by connecting with the garage and its stone foundation. Study the functional working area and the spacious vanity bath.





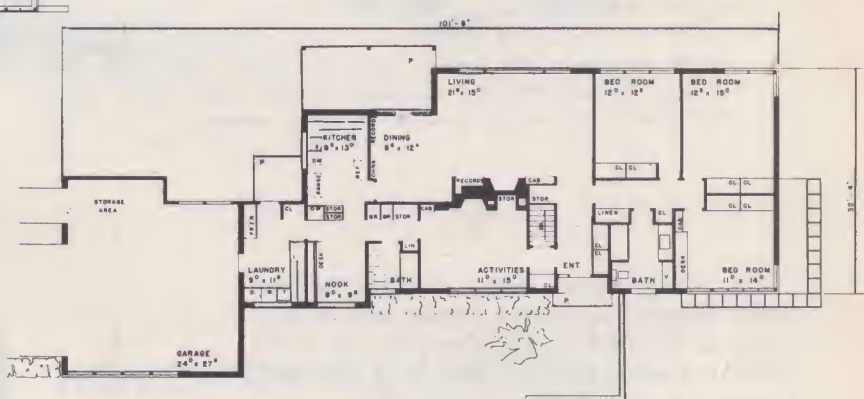
DESIGN R 33

30,379 CU. FT.



LOWER LEVEL 1,033 SQ. FT.

This brick veneer contemporary home for a hilltop actually defies description. There are 28 closets and built-ins, two baths, two fireplaces, dining porch and efficient kitchen, just to name a few outstanding features. The lower level is really long enough for a regulation size bowling alley.

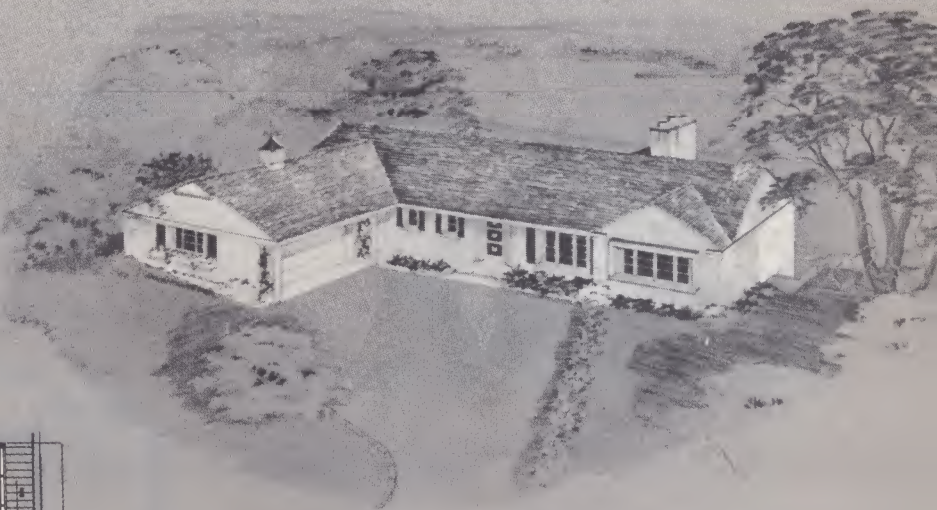


MAIN LEVEL 2,540 SQ. FT.

DESIGN R 275

32,377 CU. FT.

The large glass areas on the living side of both levels make this home ideal for the hilltop location with a view. The roof extends over the flagstone walk from garage to front entrance. Notice how the dining and living areas are separated by useful cabinets. There are two dozen closets and built-ins in this luxurious home!



MAIN LEVEL 2,078 SQ. FT.



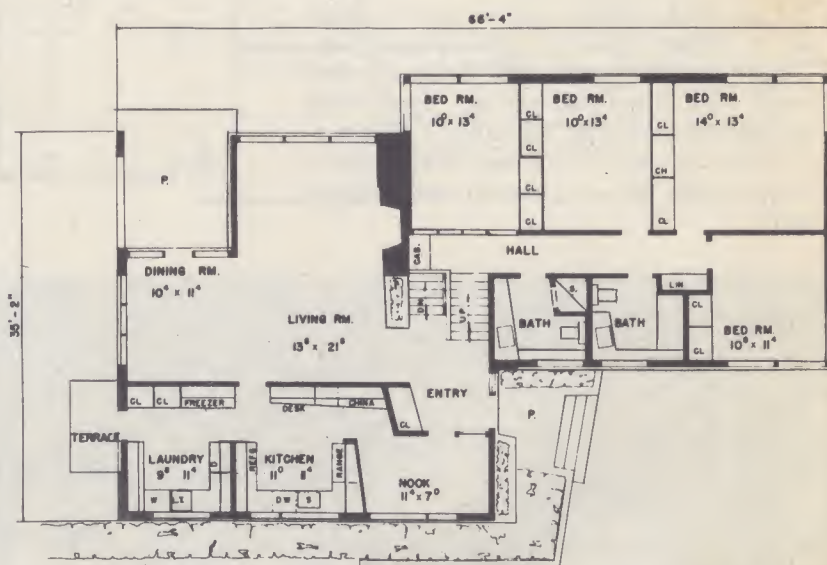
LOWER LEVEL 1,063 SQ. FT.



DESIGN R 300

34,546 CU. FT.

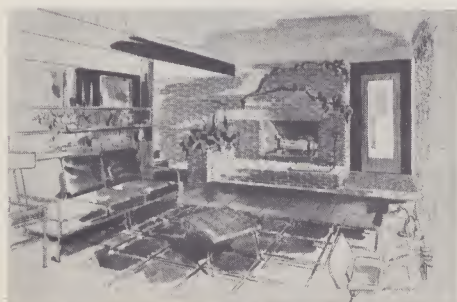
For a large family, here's a deluxe tri-level home designed to go on a sloping site. A close study of the plan would show that no *Convenient Living* feature had been omitted. Compare it with R 294 on Page 131.



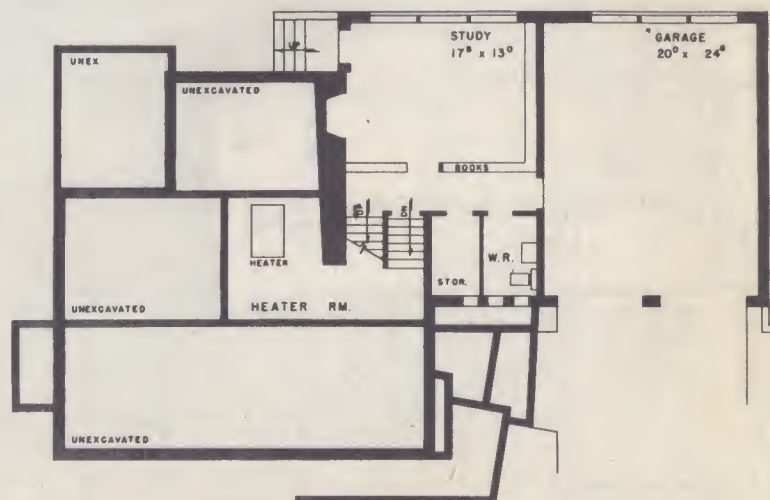
UPPER LEVELS—2,267 SQ. FT.



Living room—main level.



Activities room—lower level.



LOWER LEVEL—683 SQ. FT.

2 more

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